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Kipling Drive, Mablethorpe



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When it comes to
property it must be


lovelle



OIRO £257,000



Lovelles present this Two bed Detached bungalow with NO UPWARD CHAIN situated in the quaint village of Sandilands. The bungalow sits proudly on Kipling way which is located in a nice quiet location. Offering off road parking for multiple vehicle's and a private enclosed rear garden with open fields views. Viewing is highly recommended.

Key Features

- BEING SOLD WITH NO UPPER CHAIN
- Detached Bungalow
- Driveway And Garage
- Two Double Bedrooms
- Large Shower Room
- Rear Sunroom
- EPC rating U
- Tenure: Freehold





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Entrance

Entering from the front of the property into a good size inner hall, with access to all rooms, loft hatch, central heating radiators, built in storage cupboard.

Lounge

Box bay window to the front elevation, Central heating radiator, tv points, feature coal effect fire in surround, ceiling light and power points.

Kitchen

Door to side elevation, Worcester Boiler wall mounted boiler, radiator, gas Hob under oven, extractor fan, wall and base units, space for under counter fridge, space and plumbing for washing machine/ dryer, power points, ceiling lights and Upvc window to the rear elevation.

Dining Room

'French' double opening doors opening to the sunroom, radiator, Upvc windows, radiators being separated from the kitchen area by a decorative stepped height wall.

Sunroom

Being to the rear of the property off the dining room, having Upvc windows to all sides and lean too polycarbante roof, "French" double opening doors to the rear, radiator and power points, wall lights.

Bedroom One

Good size double bedroom, radiator, ceiling light, power points, Window to the Front elevation

Bedroom Two

Good size double bedroom, window to Rear elevation, electric sockets, ceiling light.

Shower Room

Having a Upvc window to the front elevation, central heating radiator, WC, pedestal wash hand basin, enclosed shower cubical with mains fed shower.

Enclosed Rear Garden

Being fully enclosed to the rear with access gate to "acre gap" which leads to the beach at Sandilands, have a good mix of mature bushes and shrubs, mainly laid to lawn with side access to the front of the property.

Attached Garage

Having an up and over door to the front elevation, concreat flooring and pedestrian door leading to the rear garden.

Open Front Garden and Driveway

To the front of the property is an open lawn area with driveway parking for several vehicles and giving access to the garage.

Location

Sutton on Sea with its sandy beaches is situated on the east Lincolnshire Coast, with its range of facilities including primary school, doctors surgery, range of shops being mainly local, along with a variety of eateries and takeaways. The seaside town of Mablethorpe is situated approximately 3 miles to the north and has additional amenities including a cinema and sports centre. Secondary Schools both Grammar and comprehensive can be found at the market town of Alford approximately 6 miles away.

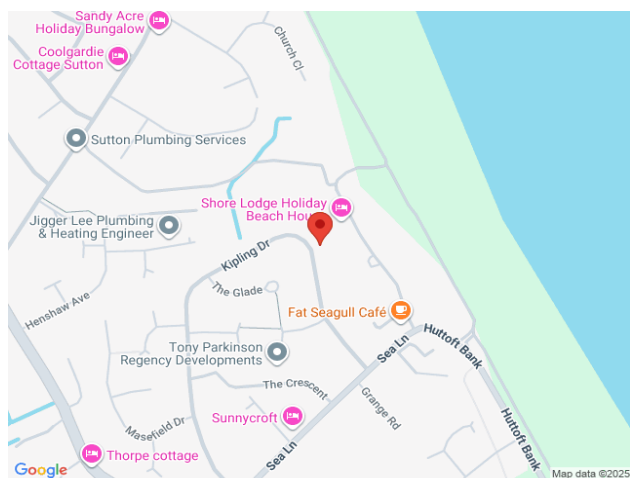
Directions

From our office on Victoria road, head towards Victoria Rd/A52

□ Continue to follow A5, At the roundabout, take the 1st exit onto Station Rd/A5, Continue to follow A52, Turn left onto Sea Lane, Turn left onto Kipling Drive the house will be on the right hand side.

Services

The property has mains electric, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this. The property is placed in Tax band B. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.



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