

Buy. Sell. Rent. Let.



Mablethorpe Road, Theddlethorpe



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When it comes to  
property it must be

  
lovelle



Guide price £180,000



Being Sold Via Secure Sale Online Bidding. Terms and Conditions Apply STATING BID £180,000.

Offering THREE Bedrooms, good size lounge, dining kitchen, first floor bathroom, generous garden with timber shed, detached garage, fruit trees, what more could you ask for?

#### Key Features

- Being Sold Via Secured Sale
- Detached Bungalow
- Three Bedrooms
- Enclosed Rear Garden
- Bathroom
- Garage and Driveway
- EPC rating E
- Tenure: Freehold





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### Entrance

Entering through the main door into;

### Inner Hall

3.62m x 1.24m (11'11" x 4'1")

Gaining access to the two ground floor bedrooms and lounge, Radiator, light fitting.

### Ground Floor Bedroom One

3.63m x 3.59m (11'11" x 11'10")

Good sized double bedroom with a fire surround, offering plenty of light due to having 2 Upvc windows, one single and a double. Radiator, Power points and lights,

### Ground Floor Bedroom Two

3.63m x 3.63m (11'11" x 11'11")

Double room with Upvc double window to the front elevation, power points, light fittings.

### Lounge

3.57m x 8.76m (11'8" x 28'8")

Very spacious large lounge, open fire and surround, light and airy having two Upvc windows to the side elevations, having two new wall mounted electric heaters, aerial point, power points, stairs leading to the upper bedroom and bathroom.

### Kitchen Diner

2.51m x 7.36m (8'2" x 24'1")

Built in LPG gas cooker, with wall mounted base units, one and a half sink with mixer taps, storage cupboard housing the new boiler, space for an American style fridge/freezer washing machine, tumble dryer, dining table and chairs, barn style door leading to the rear garden.

### Landing

0.85m x 0.98m (2'10" x 3'2")

Doors leading to the third bedroom and bathroom, light switches.

### Bedroom Three

1.57m x 4.55m (5'2" x 14'11")

Single room, with built in storage cupboard, Upvc window, radiator, power points.

### Family Bathroom

1.22m x 3.12m (4'0" x 10'2")

Compromises of a three piece suite, bath with overhead shower, hand basin, WC, Large sky light window, wall mounted radiator.

### Rear Garden

Overlooking open fields, laid to grass with fruit trees and shrubs, storage shed with power connected, gated access to the front garden and driveway.

## Detached Garage

Large garage with power supply.

## Driveway and Front Garden

Spacious drive enough to park multiple vehicle's, laid to grass at the front elevation laid to stone at the side elevation near garage.

## Location

Theddlethorpe is a small village benefiting from its own primary school and thatched public house and is situated just 3 miles from the coastal resort of Mablethorpe, where you will find a range of shops and amenities including banks, a cinema, sports centre, primary school and health care centre. Regular bus services run to the larger resort of Skegness and the market towns of Alford and Louth where a greater range of shops can be found along with secondary schools both grammar and comprehensive.

## Directions

From our offices on Victoria Road travel to the traffic lights and turn left onto the High Street. Continue along this road travelling past the primary school on your right and out of town, At the cross roads turn right on to the A1031 and follow the road for approximately 1.2 miles. The property can be found on the right hand side.

## Services

The property has mains gas, electric, water and drainage are understood to be connect but have not been tested, treatment plant installed 2020, 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.

## Making An Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation

## Mortgages

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.

### Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

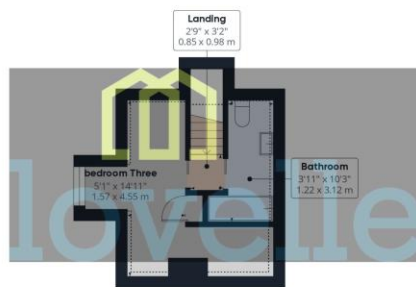
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





Floor 0



Floor 1

**Approximate total area<sup>8</sup>**

1038.72 ft<sup>2</sup>  
96.5 m<sup>2</sup>

**Reduced headroom**

39.93 ft<sup>2</sup>  
3.71 m<sup>2</sup>

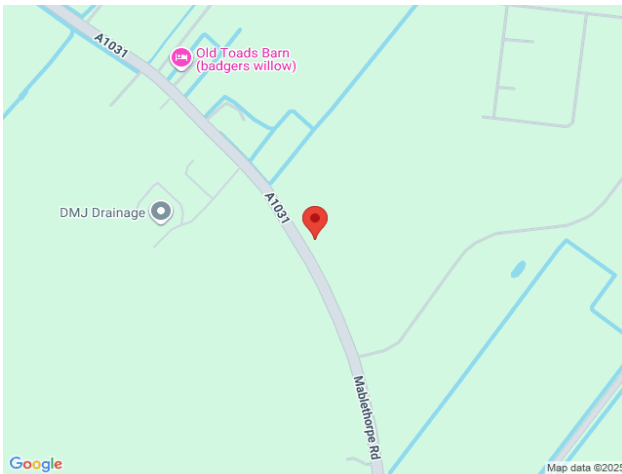
(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**



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01507 478297

Mablethorpe@Lovellev.co.uk

