

Buy. Sell. Rent. Let.



Marian Avenue, Mablethorpe



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When it comes to
property it must be


lovelle



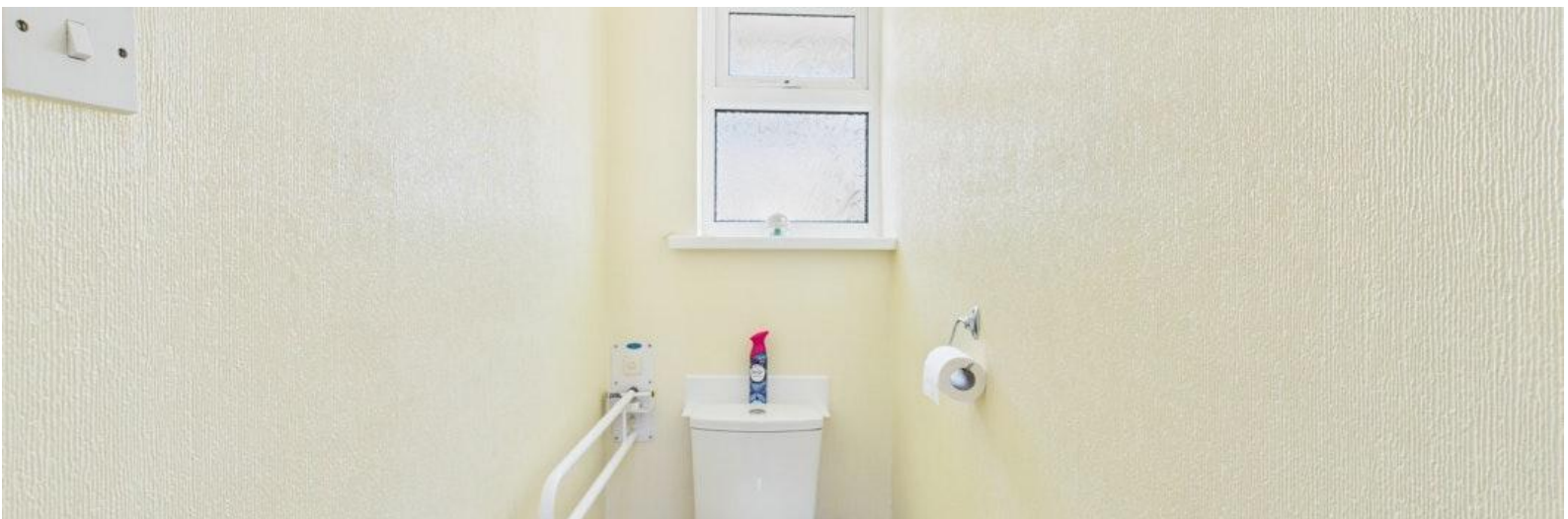
£210,000



Lovelles are pleased to bring to market this superb spacious two bed detached bungalow with no upward chain. The property benefits from a generous driveway as well as a car port and garage! The property is situated in an sought after location within

Key Features

- Detached Bungalow
- No upward chain
- Two Bedrooms
- Rear Garden
- Garage, Carport and Drive
- Conservatory
- EPC rating U
- Tenure: Freehold





Lovelles are pleased to bring to market this superb spacious two bed detached bungalow with no upward chain. The property benefits from a generous driveway as well as a car port and garage! The property is situated in an sought after location within walking distance to town and the beach in Mablethorpe. The property comprises of Entrance Hall, Lounge, Conservatory, Two Bedrooms, WC and Bathroom. With Rear Garden, Driveway, Garage and Car Port.

Hall

4.75m x 1.17m (15'7" x 3'10")

Entered via a Upvc door, access to all rooms, radiator , power points , loft hatch and built in storage cupboard.

Lounge

3.73m x 4.64m (12'2" x 15'2")

Large picture window to front elevation, feature fireplace with surround, tv point, telephone point, two radiators and power points.

Kitchen

2.63m x 3.19m (8'7" x 10'6")

Window to rear elevation, fitted with a range of base and wall units with worktop over , hob with extractor over, one bowl stainless steel sink with drainer, built in cooker, space and plumbing for washing machine, space for fridge freezer, fully tiled walls, radiator and power points. The boiler is housed here and there is also a pantry area. Door into;

Conservatory

2.85m x 3.73m (9'5" x 12'2")

Windows to all elevations, Double opening 'French' doors lead to the rear garden, a further door leading out to the garden and radiator.

Bedroom One

3.32m x 3.59m (10'11" x 11'10")

Window to front elevation, double bedroom, power points and radiator

Bedroom Two

3.04m x 3.6m (10'0" x 11'10")

Window to rear elevation, double bedroom, power points and radiator.

Bathroom

1.63m x 1.66m (5'4" x 5'5")

Obscure window to rear elevation, a two piece suite comprising of bath with glass screen and vanity wash hand basin, ladder style radiator, extractor fan and fully tiled walls.

WC

1.62m x 0.89m (5'4" x 2'11")

Obscure window to rear elevation, WC and hand rails.

Front

To the front of the property is low maintenance paved with mature trees and shrubs. To the side of the property there is a generous driveway allowing several vehicles to park.

Rear

To the rear you will find a fully enclosed generous sized private rear garden with fencing to all sides defining the boundary. The garden is low maintenance and is paved and gravelled with a variety of mature trees, shrubs and a variety of plants. There is a vegetable patch towards the end of the garden with a green house. There are two further timber garden sheds. There is a working feature pond.

Garage

5.39m x 2.66m (17'8" x 8'8")

With power and lighting, window to rear elevation and door out to the garden. Entrance is via the car port.

Location

Mablethorpe is a small seaside resort boasting 4 miles of unbroken sandy blue flag beaches. The town has a variety of shops to include Greggs and Boots the majority, however being independent. Supermarkets in Mablethorpe include the Co-op, Lidl, Lord Bros and market takes place every Thursday. There is a primary school and buses that run to Skegness and the market town of Louth

Directions

From our office Head south-east on Victoria Rd/A52 towards The Boulevard, Turn right onto Seaholme Road, Turn left at the 1st cross street onto Dymoke Road, Turn right onto Medina Gardens, Turn right onto Marian Avenue and the property can be found on the left 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 . 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. Mobile and broadband It is advised that prospective purchasers visit checker . ofcom . org . uk in order to review available wifi speeds and mobile connectivity at the property.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an offer





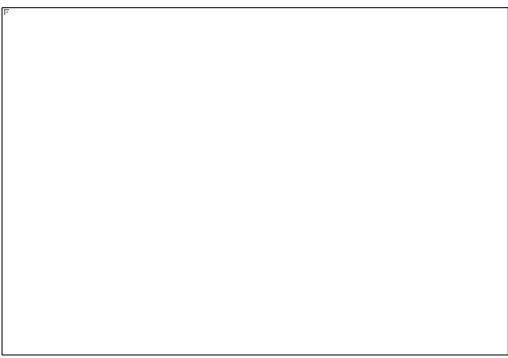
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared 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.

EPC

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Mortgage Advice

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.





Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
908 ft²
84.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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