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lovelle

saltfleet road , Theddlethorpe



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When it comes to
property it must be

lovelle



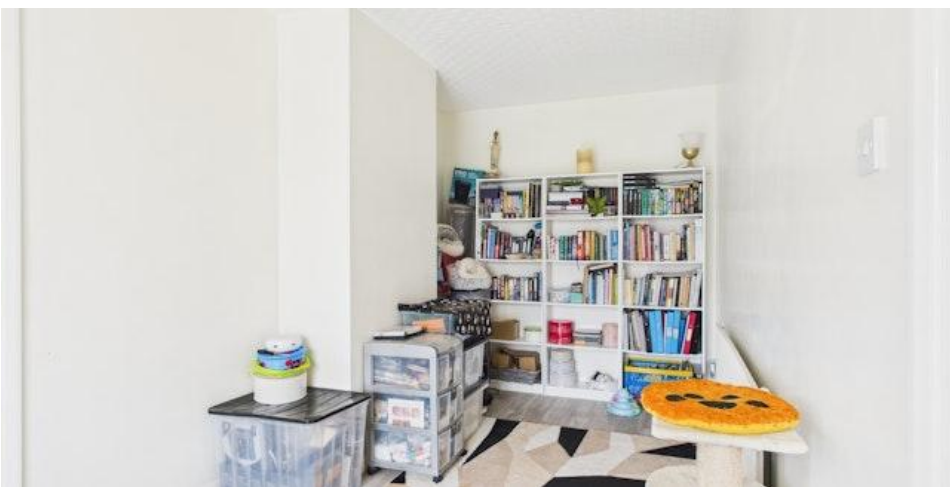
Offers in excess of £425,000

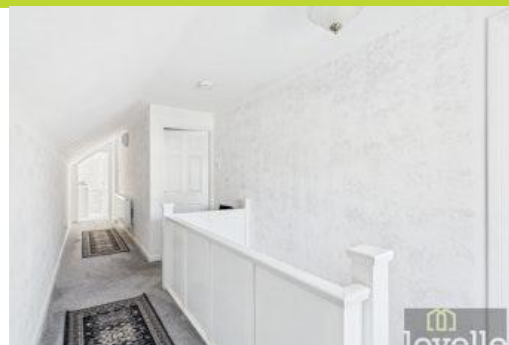


Lovelle presents this impressive and sizeable FOUR bed detached bungalow situated in the quaint village of Theddlethorpe. The property sits proudly on a sizeable plot and is just moments away from the beach and a short drive to the towns amenities. This property is not to be missed early viewing is essential to see the space and what this property has to offer!!

Key Features

- Detached Bungalow
- Four Bedrooms
- Two Reception Rooms
- Bathroom and Shower Room
- Good Size Plot
- Expansive Driveway and Garage
- EPC rating E
- Tenure: Freehold





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The property comprises of Entrance Hall, Lounge, Kitchen, Dining Room/Study, Conservatory, Utility, Shower Room, WC, Four Bedrooms and Family Bathroom. With Gardens, Driveway and Garage. This property is not to be missed early viewing is essential to see what this property has to offer!!

Entrance Porch

1.96m x 1.38m (6'5" x 4'6")

Entered via double opening Upvc doors, door into hall.

Hall

1.87m x 6.56m (6'1" x 21'6")

Spacious hall with a double built in storage cupboard, two radiators, power points, stairs to first floor and doors to;

Lounge

4.28m x 5.47m (14'0" x 17'11")

Dual aspect windows to front and side elevation, electric feature fireplace set in a feature surround, power points, radiator, tv point and double doors into;

Dining Room/Study

2.34m x 4.75m (7'8" x 15'7")

The perfect space for a dining table or study, radiator, power points and double opening doors into;

Conservatory

3.73m x 2.81m (12'2" x 9'2")

Windows to all sides, polycarbonate roof and double opening 'French' doors lead out to the garden.

Kitchen

3.53m x 5.47m (11'7" x 17'11")

Window to side elevation, a good size kitchen fitted with a range of base and wall units with worktop over, one and half bowl stainless steel sink with drainer, four ring induction 'Beko' hob with 'Cooke & Lewis' extractor hood over, double electric oven, integrated 'Bosch' dishwasher, space for a fridge freezer, spot lighting, tiled splashbacks, breakfast bar area, radiator and power points. The boiler is housed here. With access to the rear garden via the rear lobby.

Rear Lobby

1.54m x 1.19m (5'1" x 3'11")

A Upvc obscure door leading to the rear garden and leads into the kitchen.

Shower Room

2.27m x 2.07m (7'5" x 6'10")

Obscure window to rear elevation, a three piece suite comprising of large walk in shower cubicle, WC, vanity wash hand basin, extractor fan , heated towel rail and fully tiled walls.

WC

2.27m x 0.88m (7'5" x 2'11")

Obscure window to rear elevation, a two piece suite comprising of WC, wall mounted hand wash basin and partly tiled walls.

Utility Room

4.24m x 3.18m (13'11" x 10'5")

Window to rear elevation, fitted with a range of base and wall units with worktop over , one bowl stainless steel sink with drainer, partly tiled walls, radiator, power points, telephone point, space and plumbing for washing machine, space for tumble dryer and door leading out to the side of the property. The consumer unit is housed here.

Bedroom Three / Dining Room

3.64m x 4.31m (11'11" x 14'1")

Window to front elevation, double bedroom although the current vendors are using as a dining room, radiator and power points.

Bedroom Four

2.26m x 4.31m (7'5" x 14'1")

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

Landing

Doors to all rooms, radiator and access to eaves storage

Bedroom One

4.62m x 4.92m (15'2" x 16'1")

Spacious double bedroom, dormer bay window to front elevation, two built in double wardrobes, power points and radiator.

Bedroom Two

3.65m x 4.44m (12'0" x 14'7")

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

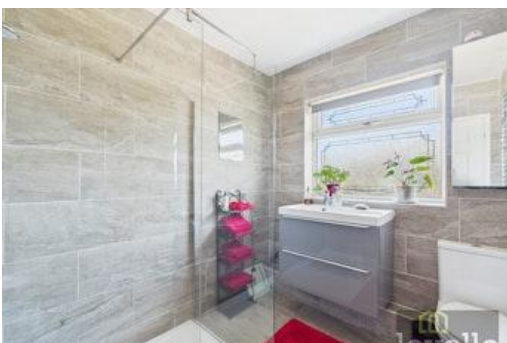
Bathroom

5.79m x 2.36m (19'0" x 7'8")

WOW! an incredibly spacious bathroom! a four piece suite comprising of large walk in shower cubicle, double ended bath tub, WC, his and hers built in vanity wash hand basin, heated towel rail, tiled walls, access to eaves storage and access to the loft.

Driveway

An impressive shingled driveway allowing several vehicles to park.





Garage

A recent edition to the property which has recently been erected with power and lighting, electric roller door, window to side elevation and two side doors.

Garden

The property sits on a generous size plot with gardens to the front and the side. The gardens are predominantly laid to lawn with a variety of mature trees, shrubs and flower borders. The garden is private with fencing to all borders. To the rear of the property you have a further garden which is low maintenance paved and laid to shingle. There is a timber garden shed and the new external boiler and oil tank.

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 the property can be found on the right hand side identified by our for sale board.

Services

The property has mains electric, water and drainage are understood to be connected but have not been tested, the purchaser should rely on their own survey to confirm this. The property is placed in Tax band D EPC RATING E 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.

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.

Energy Performance Certificate

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.





Floor 0



Floor 1

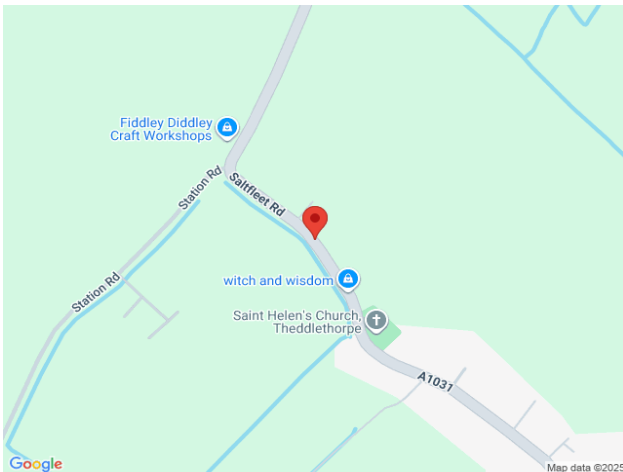
Approximate total area⁽¹⁾
1847.41 ft²
171.63 m²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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