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Station Road, Theddlethorpe



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When it comes to  
property it must be

  
lovelle





Guide price £315,000



**\*\*Being sold via Secure Sale online bidding. Guide Price £315,000 Terms & Conditions apply.\*\*** Lovelle are pleased to bring this THREE/FOUR Bed, TWO bathroom DETACHED House with private enclosed large gardens and spacious driveway. The property is situated in a pleasant semi-rural position within the coastal village of Theddlethorpe. **\*\* Don't Miss Out Arrange Your Viewing TODAY To See The Potential This Property Has To Offer!\*\***

#### Key Features

- Detached Character Property
- Dining Kitchen
- Set on a Sizable Plot Ideal Small Holding
- Lounge
- Detached Outbuildings
- Ground Floor Shower Room
- EPC rating D
- Tenure: Freehold







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Lovelle are pleased to bring this THREE/Four Bed, TWO Bathroom DETACHED House with private enclosed large gardens and spacious driveway. The property is situated in a pleasant semi-rural position within the coastal village of Theddlethorpe. The property comprises of Hall, Kitchen/ Diner, Lounge, utility Room THREE/FOUR Bedrooms ,TWO bathrooms, With expansive Gardens, Driveway allowing several vehicles to park and Garage, Chicken and goose coops with fencing, pizza oven and brick BBQ patio, potential to also add further caravans to make a CL Site.

### Entrance Conservatory

1.92m x 2.96m (6'4" x 9'8")

To the rear of the property entering via a side Upvc door into the entrance conservatory, having a tiled floor, doors leading to WC, and a store room, further door leading into the Kitchen/diner.

### Open Plan Kitchen Diner

3.19m x 6.97m (10'6" x 22'11")

Being a very light and airy room with dual aspect windows to either side elevation, plus windows looking onto the back patio, the kitchen comprises of fitted wall and base units with complimentary work surface over, one and half bowl inset sink with mixer tap over, tiled splash backs, range oil style cooker included within the sale,(LPG bottles fitted outside to the side of the property, ceiling spot lights, tiled flooring open to the dining area.

### Walk in Pantry

2.06m x 2.01m (6'10" x 6'7")

Who doesn't want this! everything hidden behind a door. Comprising of shelving units, also having the oil fired central heating boiler, water softener, space and plumbing for washing machine and tumble dryer and upright fridge freezer, ceiling light, tiled floor.

### Inner Hall

2.1m x 2.7m (6'11" x 8'11")

Giving access to ground floor rooms, stairs to First floor, under stairs storage cupboard with light and door.

### Lounge

3.82m x 3.42m (12'6" x 11'2")

Having a Upvc window to the front and side elevations, feature built 5kw log burner with tiled hearth, radiator, TV point, electric sockets, telephone socket, laminate effect flooring, ceiling light.

### Reception Room/Bed Four

3.86m x 3.47m (12'8" x 11'5")

Having windows to the front and side elevation, radiator, ceiling light, tv point, telephone and broadband sockets, and electric sockets.

### Ground Floor Shower Room

2.11m x 1.87m (6'11" x 6'1")

Having a window to the side elevation, shower cubical with "Triton" electric shower, low flush lowered WC, vanity wash hand basin, ceiling light and extractor fan.

### Landing



Coming from stair from the ground floor, there is a loft hatch access point to a boarded space, inside TV aerial, doors leading to bedrooms and bathroom, feature window overlooking the rear gardens.

### Bedroom One

3.19m x 3.43m (10'6" x 11'4")

With Upvc window to the front elevation with open field views, original feature fire (capped off) with tiled hearth, radiator, tv point and ceiling light.

### Bedroom Two

3.2m x 3.49m (10'6" x 11'6")

Great size double bedroom with Upvc window to the front elevation with open field views, original cast iron fire with tiled hearth (capped off), ceiling light and electric sockets.

### Bedroom Three

2.79m x 3.17m (9'2" x 10'5")

With views to the rear elevation of the garden and green fields as far as the eye can see, this lovely sized double bedroom has electric sockets, ceiling light, tv point and built in wardrobes.

### Bathroom

2.76m x 2.05m (9'1" x 6'8")

Comprising of a power shower with mains fed monsoon shower head, WC, vanity wash hand basin, built in airing cupboard housing the water tank and shelving for towel/bedding.

### Garage and Out Buildings

The DOUBLE garage has electric remote roller door access, with 4kw solar panels on the roof, with inverter in the garage. A workshop located to the rear, windows to either side elevations, with eves storage. to the rear of the garage are further storage outbuilding with electric connected two private opening garage doors, this was also used a sheep barn and sheep door is still there.

### Land to Rear Of Property

If you have ever dreamed of having your own small holding then this is the garden for you. Set in over an acre of land. There is a concrete patio seating area with built-in BBQ, and pizza oven, this then leads to a lawned garden area with mature hedge border, this then leads to a gravelled standing area for either a touring caravan, green house what ever you would like, this then wraps around to a fenced area where there is a chicken and geese coop located with their own houses and run. Then follow around to a further full lawned area with mature planted fruit trees. There is a static caravan which is connected to the mains electric and water with its own electric box, and has wire fencing and gates to the perimeter with further development this could be also a CL site for upto 5 Caravans with own connections.

### Gardens to Front

To the front of the property is a full lawned garden area with a concrete driveway, should you wish to use all of the front for parking you would be able to get at least 10 normal size vehicles on the plot. There are mature planted trees, timber fence to the front boundaries and has a quaint bridge to give access to the driveway from the road over a small dyke.

### 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 office Take A1104, A1031 and Mill Rd to Station Rd for 4.7 miles. Turn right onto Station Road 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 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. 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.

### 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

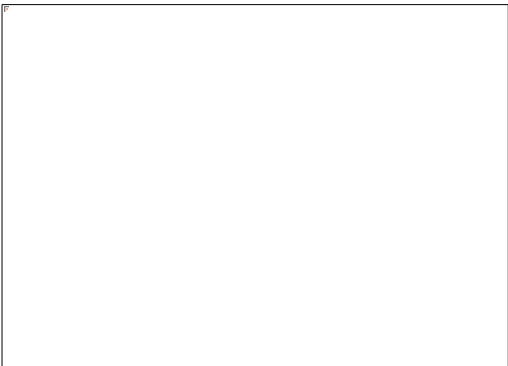
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that: - The have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, 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 pon 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.

Auctioneers Additional 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.





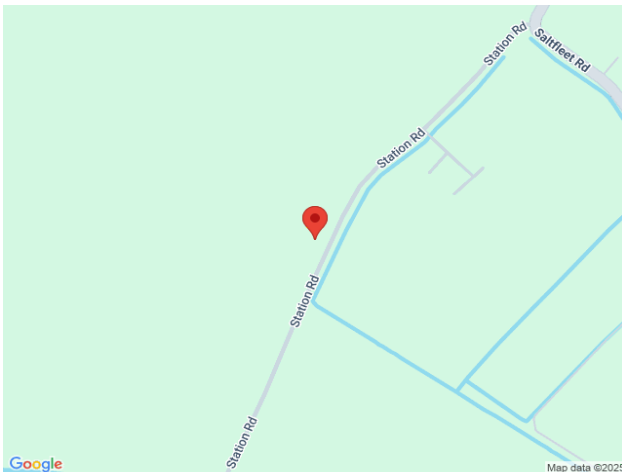
Floor 0



Approximate total area<sup>(1)</sup>  
107.74 m<sup>2</sup>

(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.



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01507 478297

Mablethorpe@Lovelle.co.uk

