

Buy. Sell. Rent. Let.



The Fairway, Mablethorpe



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When it comes to
property it must be


lovelle



£165,000



Lovelle proudly offer this two bedroom semi detached bungalow, located within walking distance to the beach and the towns amenities. The properties benefits from no upward chain.

Key Features

- No onward chain
- Semi detached bungalow
- Two bedrooms
- Rear Garden
- Driveway
- EPC rating D
- Tenure: Freehold





Lovelle proudly offer this two bedroom semi detached bungalow, located within walking distance to the beach and the towns amenities. The properties benefits from no upward chain.

The property comprises of kitchen, lounge, two bedrooms, bathroom, garage, rear and front garden.

Kitchen

1.87m x 4.11m (6'1" x 13'6")

Windows to front and side elevation, one and half bowl sink with drainer, partly tiled walls near the cooker, wall and base units with worktop over, cooker point, a door leading outside and has power points, includes space and plumbing for washing machine.

Lounge

3.78m x 4.85m (12'5" x 15'11")

Windows to front elevation, coving, radiator, tv aerial and power points.

Inner Hall

0.86m x 1.14m (2'10" x 3'8")

Access to all rooms and access to loft.

Bedroom One

2.75m x 4.53m (9'0" x 14'11")

Windows to rear elevation, built in cupboard, radiator and power points.

Bedroom Two

2.86m x 3.26m (9'5" x 10'8")

Patio doors leading to back garden, radiator and power points.

Bathroom

1.83m x 1.81m (6'0" x 5'11")

Obscure window to side elevation, wash basin, wet room, WC, ladder style radiator, coving, partly tiled walls, and extractor fan.

Rear Garden

Low maintenance garden with an array of plants and shrubbery, patio with wheelchair access ramp and timber garden shed. There is access to front via a gate to the side. There is fencing to all sides to define the boundary.

Front

Driveway leading to garage with an array of shrubbery and plants.

Garage

Detached single garage with up and over door with light and power.

Location

Mablethorpe is a small seaside resort on the east coast of Lincolnshire, approximately 17 miles north of Skegness. The town has a range of shops and amenities including 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

Head north-west on Victoria Rd/A52 towards Knowle Street, Turn right onto High Street, High Street turns left and becomes Quebec Road, Turn left onto Golf Road, Turn right onto The Fairway , Turn right to stay on The Fairway and the property can be found on the left hand side.

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 A. EPC RATING D .

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 Note

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





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