

Buy. Sell. Rent. Let.



The Laurels, Mablethorpe



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When it comes to
property it must be


lovelle



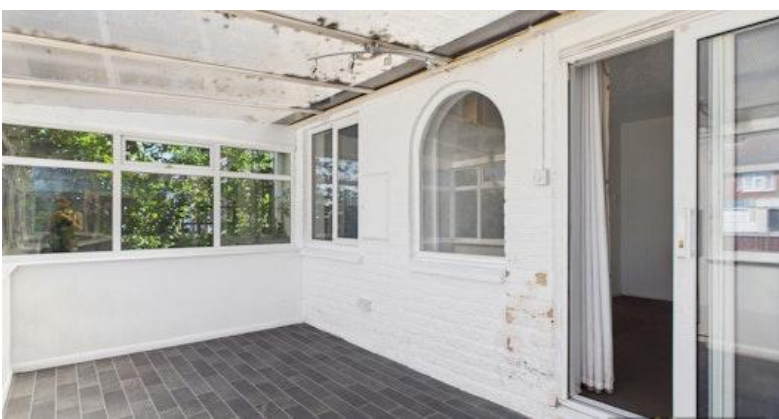
OIRO £120,000



Lovelle offers this Two bed semi-detached bungalow with NO UPPER CHAIN situated on the laurels which is just off of George street. The Bungalow is within walking distance to our golden beach and to Mablethorpe's town centre. Early viewing advised.

Key Features

- Semi Detached Bungalow
- No onward chain
- Two Bedrooms
- Rear Garden
- Garage
- Close to town and the beach
- EPC rating E
- Tenure: Freehold





Lovelle offers this Two bed semi-detached bungalow with NO UPPER CHAIN situated on the laurels which is just off of George street. The Bungalow is within walking distance to our golden beach and to Mablethorpe's town centre. Early viewing advised. The property benefits from NO UPWARD CHAIN, Kitchen, Lounge, Conservatory, Two Bedrooms and a Bathroom, a Rear Garden and Garage.

Kitchen

1.72m x 4.02m (5'7" x 13'2")

Upvc door into kitchen, window to front elevation, fitted with a range of wall and base units with worktop over, space and plumbing for washing machine, cooker point, one bowl sink unit with drainer, airing cupboard with double opening doors housing hot water cylinder with immersion heater and power points.

Bathroom

1.67m x 2.07m (5'6" x 6'10")

Obscure window to front elevation, a three piece suite comprising of bath, wash hand basin, WC, tiled walls, extractor fan, built in cupboard and electric wall heater.

Lounge

3.4m x 3.73m (11'2" x 12'2")

Window to rear elevation, patio doors leading to conservatory, electric heater, tv point, power points, telephone and fireplace with surround.

Bedroom one

2.36m x 4.48m (7'8" x 14'8")

Window to front elevation, double bedroom, coving, electric heater and power points.

Bedroom two

2.33m x 2.78m (7'7" x 9'1")

Window to rear elevation built in wardrobe, electric heater and power points.

Conservatory

4.84m x 2.51m (15'11" x 8'2")

Windows to all elevations, power points and doors out to the garden.

Rear Garden

To the rear is a low maintenance garden paved with fencing to all perimeters. There is a timber garden shed. There is a gate which leads out to the road where there is a garage.

Garage

With up and over door.

Front

The front of the property is low maintenance. There is a timber fence to define the boundary with a gate leading to the front entrance.

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 King Street, Turn left onto George Street, Turn right onto The Poplars. Follow the road and number 3 can be found on the left hand side.

Services

The property has 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 A 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.

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.

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.

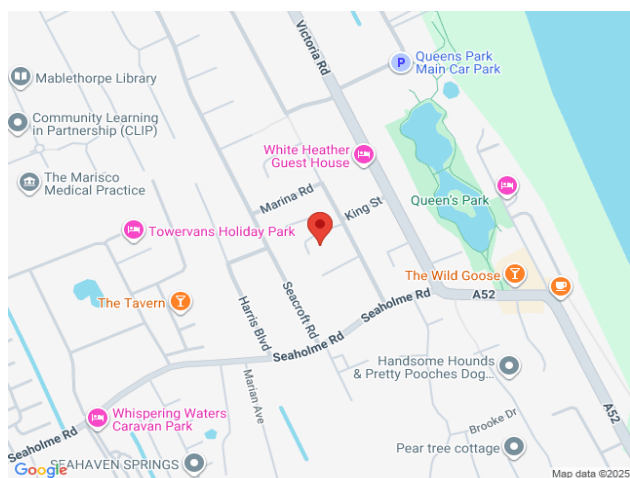
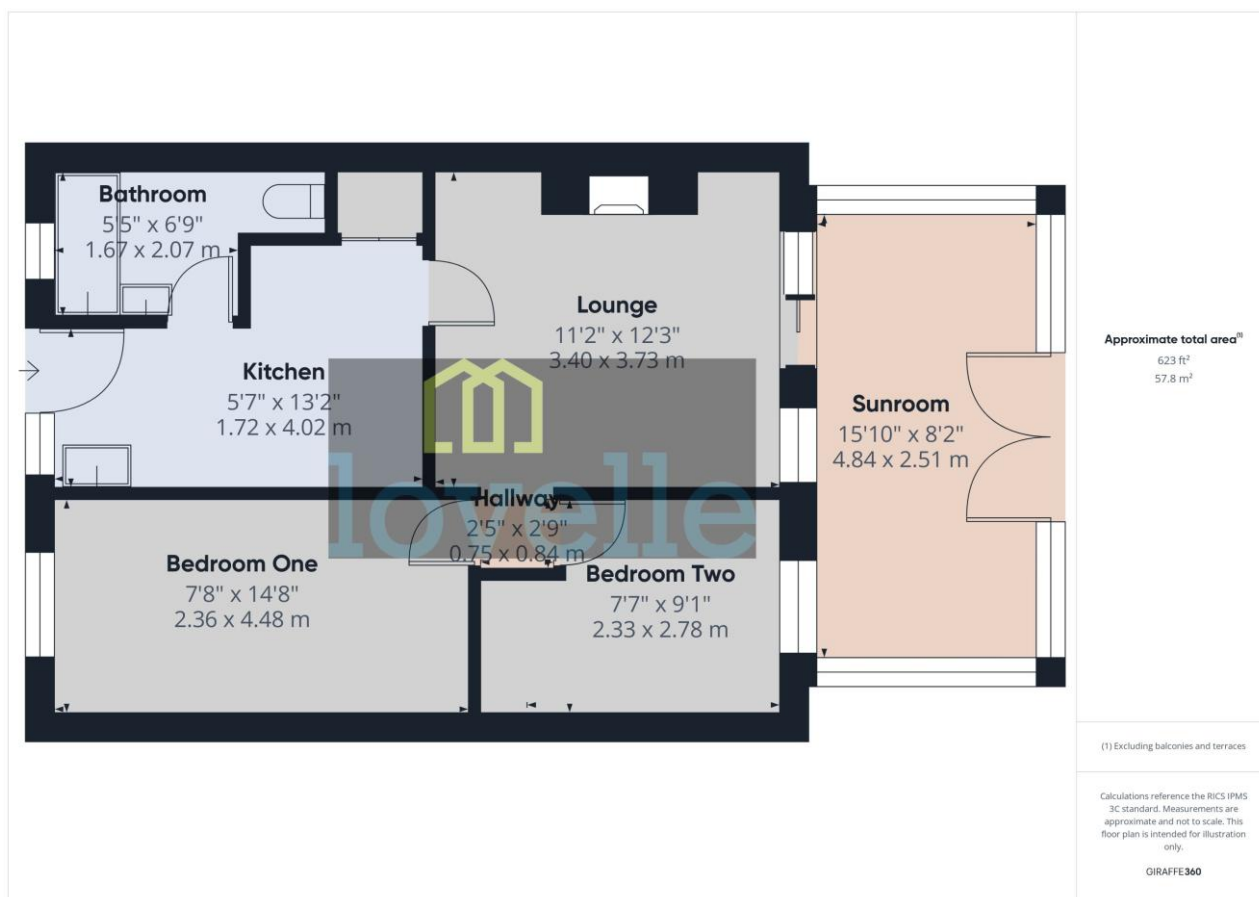
Mortgage Advice

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.





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