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Victoria Road, Mablethorpe



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When it comes to
property it must be


lovelle



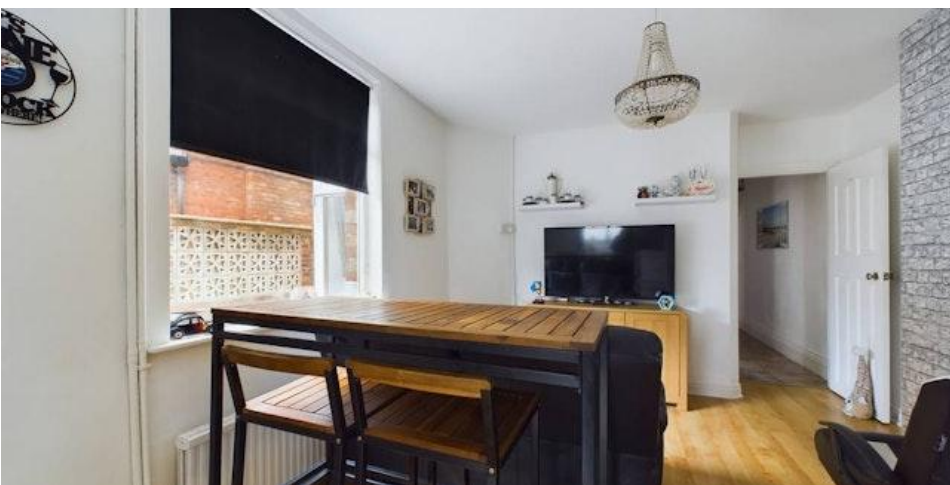
Guide price £225,000



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £225,000
This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Lovelle are pleased to bring to the market this extremely spacious SIX bedroom Semi-Detached house situated in a convenient central position to the beach and town centre of Mablethorpe. Having a gated access in the back garden to queens park.

Key Features

- Semi-Detached House
- SIX Bedrooms
- Family Bathroom
- WC
- Lounge
- Second Reception Room
- EPC rating E
- Tenure: Freehold





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This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties Lovelles are pleased to bring to the market a spacious SIX-bedroom Semi-Detached house in a convenient central position to the beach and town centre of Mablethorpe. Briefly comprising of entrance porch, lounge, second reception room, open plan kitchen diner, rear hall, utility room with WC, first floor landing with access to three bedrooms, family bathroom and further WC, second floor landing giving access to a further three bedrooms. Off road parking to the front for two cars, enclosed rear garden with views over queen's park. Must be viewed to appreciate the size of the property.

Entrance porch

Having a Upvc half glazed door to the front elevation with glazed window above, opening to the inner hall.

Inner Hall

1.78m x 3.91m (5'10" x 12'10")

Having a window to the side elevation, wooden inner half glazed door into the inner hall, giving access to the ground floor rooms, and stairs to the first floor, under stairs storage area, and further hall leading to the dining kitchen, ceiling lights, central heating radiator.

Lounge

4.47m x 3.7m (14'8" x 12'1")

Having a Upvc box bay window to the front elevation, stone fire surround with mantle over, ceiling light, coving to the ceiling, electric sockets and telephone point, door into the inner hall.

Second Reception Room

3.64m x 3.96m (11'11" x 13'0")

Having a box bay window to the rear elevation, and further Upvc window to the side elevation, Ceiling light, 2 x central heating radiators, open fire with stone surround with mantle over and tiled hearth, telephone point, coving to ceiling, doorway to the side and internal door to the rear of the room with access into the inner hall.

Open Plan Kitchen Diner

6.03m x 3.3m (19'10" x 10'10")

Having a window to the side elevation, central heating radiator, open arch into the kitchen and ceiling light. The kitchen has a range of white wall and base units incorporating draw units with black complimentary work surface over, space for range style dual fuel cooker with extractor hood over, Upvc door to the side elevation, opening to a further kitchen area with central heating radiator, ceiling strip light's, Upvc L-shaped window to the rear elevation looking into the garden and doorway to rear inner hall.

Rear Inner Hall

Having a ceiling strip light and space for upright fridge freezer, ceramic tiled flooring and door into the utility room.

Utility Room with WC

1.63m x 1.46m (5'4" x 4'10")

Having two windows to the side elevation, fully tiled walls and floor, ceiling strip lighting, wall mounted gas boiler, WC and pedestal wash hand basin, plumbing and space for washing machine, dishwasher and tumble drier. (this would make an ideal ground floor shower room)

First Floor Landing

6.7m x 0.91m (22'0" x 3'0")

Giving access to the first floor bedrooms and bathroom, also having further steps to rooms from the landing, decorative skylight/access to loft, ceiling light, window to the side elevation.

Bedroom One

2.69m x 3.41m (8'10" x 11'2")

Having a Upvc window to the rear elevation overlooking Queens Park, being a double bedroom with ceiling light, central heating radiator, and electric sockets.

Bedroom Two

3.59m x 3.98m (11'10" x 13'1")

Being a bright airy room with dual aspect Upvc window to the rear overlooking queen's park, and window to front elevations, having a door access from both side of the landing, ceiling light and central heating radiator.

Bedroom Three

3.64m x 3.7m (11'11" x 12'1")

Having two Upvc windows to the front elevation, central heating radiator, coving to ceiling and ceiling light another great size double bedroom.

Family Bathroom

2.09m x 2.36m (6'11" x 7'8")

Comprising of panelled bath with shower over and glass shower screen, WC, pedestal wash hand basin, part tiled walls and splash backs, central heating radiator and ceiling light.

Separate WC

Having a Upvc window to the side elevation, WC and ceiling light.

Second Floor Landing

1.78m x 3.74m (5'10" x 12'4")

Giving access to the top floor rooms, central heating radiator, Upvc window to the side elevation, ceiling light and radiator.

Bedroom Four

3.62m x 2.5m (11'11" x 8'2")

Having a Upvc window to the rear elevation over looking Queens Park and having a sea view, being a good size double bedroom with electric sockets, ceiling light and radiator.

Bedroom Five

3.62m x 2.74m (11'11" x 9'0")

Having a Upvc window to the rear elevation over looking Queens Park and having a sea view, loft hatch access, ceiling light and radiator.

Bedroom Six

3.64m x 3.7m (11'11" x 12'1")





Having Upvc window to the front elevation, central heating radiator, ceiling light, electric sockets another good size double room.

Rear Enclosed Garden

Being fully enclosed with timber fence too all sides some built over dwarf brick walls and rear lockable gate to the rear opening to access Queens Park, this is such a unique space having an under cover outdoor seating/dining area, and electric sockets, two brick built stores, outdoor lighting, raised patio are with fish pond, this then leads to a artificial turfed lawn, outside tap, and gate leading to a further patioed seating area,

Front Off Road Parking Area

Having a brick wall with decorative blocking above to define boundary and leading to the front driveway area with lockable gate, and side access leading to the concrete patio seating area, and access to the kitchen door.

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 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. 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.

Directions

From our office on Victoria Road head towards Sutton on Sea, the property can be found on the left hand side after the S and S Garage.

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.

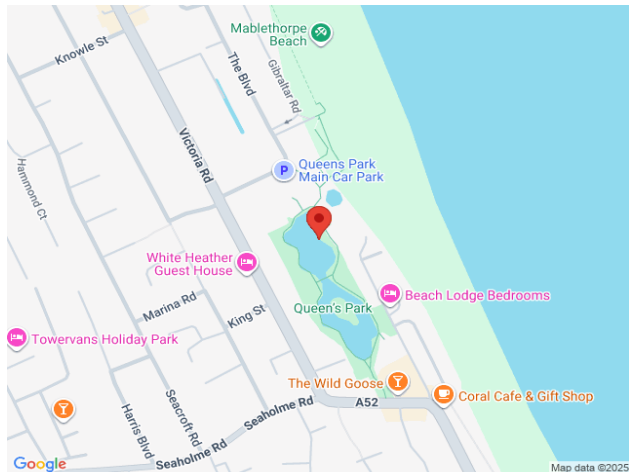
Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. Please be aware that any inquiry, bid or viewing of the subject property will require your details to be shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively. This

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Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer. 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 submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification and identity process in accordance with Anti Money Laundering procedures. 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 of 5% of the purchase price of the lot subject to any special conditions detailed in the legal pack. The deposit will be a contribution to the purchase price. A non-refundable reservation fee may also be payable upon agreement of sale (Details of which can be obtained from the auctioneers website). 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. Both the Marketing Agent and The Auctioneer may believe it necessary or beneficial to the customer to pass your details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





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