

Buy. Sell. Rent. Let.



Wellington Road, Mablethorpe



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When it comes to
property it must be


lovelle



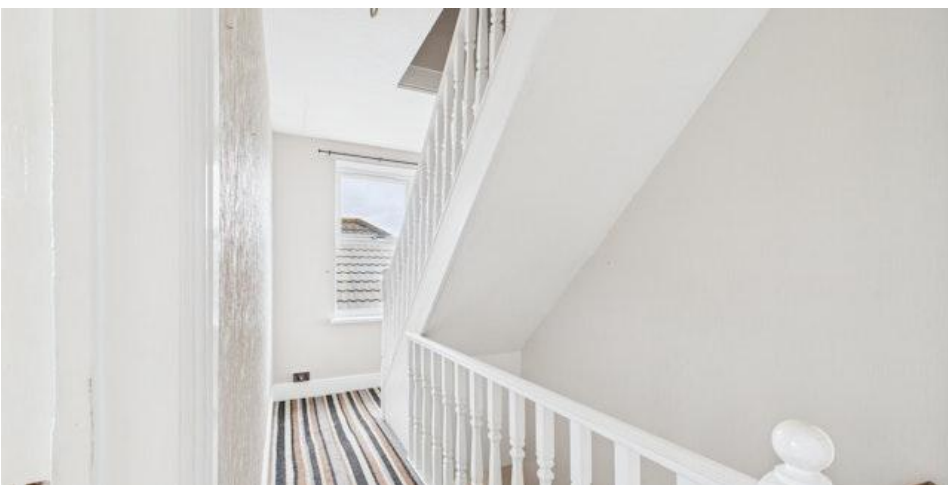
Offers in excess of £160,000



Lovelles are pleased to bring to market this deceptive and spacious four bed semi detached house. The property is situated in an convenient location being within walking distance to towns amenities and the beach.

Key Features

- NO UPPER CHAIN
- Semi-Detached House
- FOUR Bedrooms
- Two reception Rooms
- Kitchen
- Utility Room
- EPC rating D
- Tenure: Freehold





Lovelles are pleased to bring to market this deceptive and spacious four bed semi detached house. The property is situated in an convenient location being within walking distance to towns amenities and the beach. The property comprises of Entrance Hall , Lounge, Kitchen, Dining Room, Utility Room, Four Bedrooms and Bathroom. With Garden to the Rear.

Entrance Hall

1.93m x 1.04m (6'4" x 3'5")

Entered via a Upvc door, stairs to first floor, radiator, power points and access to all rooms.

Lounge

4.25m x 4.57m (13'11" x 15'0")

Window to front elevation, fireplace with surround, radiator, power points and tv point.

Dining Room

3.59m x 4.54m (11'10" x 14'11")

Windows to rear elevation, feature electric fireplace, radiator, tv point and power points. Door into;

Kitchen

4.82m x 2.7m (15'10" x 8'11")

Window to side elevation, fitted with a range of base and wall units with worktop over, one and half bowl sink with drainer, hob with extractor hood over, integrated ovens, integrated microwaves, space and plumbing for washing machine, space for fridge freezer, tiled splashbacks, power points, radiator and spotlights.

Utility Room

1.42m x 2.71m (4'8" x 8'11")

Window to side elevation, fitted with range wall units with worktop over, power points , tiled splashbacks. Door into;

Cloak Room

0.95m x 2.47m (3'1" x 8'1")

WC, wash hand basin, mermaid board to walls, radiator and the boiler is housed here.

First Floor Landing

Access to bedrooms and bathroom, stairs to second floor.

Bedroom One

3.43m x 4.26m (11'4" x 14'0")

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

Bedroom Two

3.61m x 2.34m (11'10" x 7'8")

Window to rear elevation, power points and radiator.

Bathroom

3.65m x 2.17m (12'0" x 7'1")

Obscure window to side elevation, a four piece suite comprising of bath with shower over and glass screen , shower cubicle, WC, countertop wash hand basin with vanity , tiled walls, radiator and extractor fan.

Stairs to Second Floor

Access to bedrooms.

Bedroom Three

3.04m x 4.31m (10'0" x 14'1")

Window to side elevation, radiator, tv point and power points.

Bedroom Four

2.64m x 4.08m (8'8" x 13'5")

Window to side elevation, radiator, tv point and power points.

Rear Garden

To the rear of the property is a low maintenance rear garden laid to concrete with a

Front Garden

The front of the property has a walled garden area with decorative stones for ease of maintenance, gated access to the street.

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 on Victoria Road Head north-west on Victoria Road/A52 towards Knowle Street, Turn left onto High Street/A1104, Turn right onto Wellington Road, The property will have Lovelle for sale board in the garden.

Services

The property has mains gas, 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.

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.

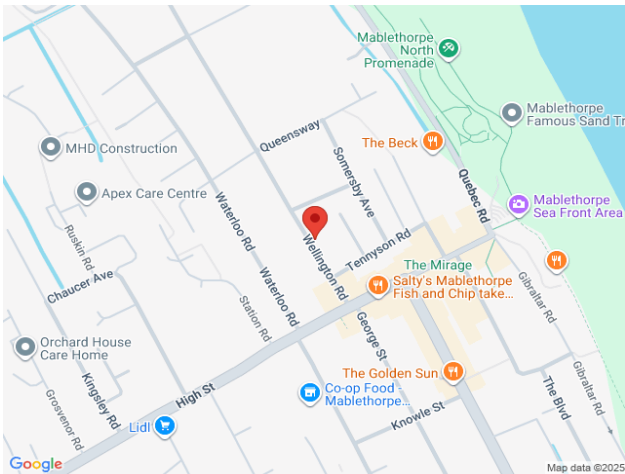
EPC

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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