

Buy. Sell. Rent. Let.



Campling Way, Trusthorpe



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When it comes to
property it must be


lovelle



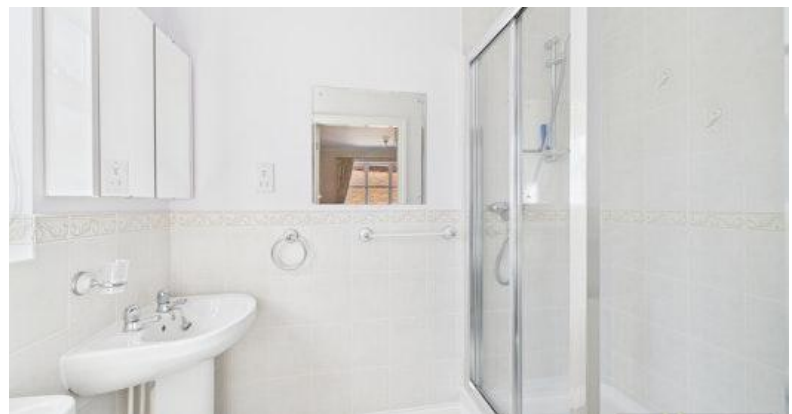
OIRO £270,000



Lovelle are pleased to offer for sale this beautiful detached bungalow that sits proudly on a double sized plot. Offering more space than your average bungalow. Being located in a desirable location, a short walk to our Golden beach and within walking distance to the town centre of Mablethorpe. Viewing highly advised to see the potential this property has to offer.

Key Features

- Being Sold With NO UPPER CHAIN
- Detached Bungalow
- Three Bedrooms
- Master Bedroom With En-Suite
- Detached Garage
- Double Driveway
- EPC rating C
- Tenure: Freehold





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The property offers a light and spacious lounge, dining kitchen, three bedrooms, en-suite shower room, separate shower room, detached garage (with utility room), large timber summer house, private enclosed rear wrap round garden, driveway parking to the front of the property and to the rear of the property. This property must be viewed to see what it has to offer.

Entrance

Entering from the front of the property through a half glazed Upvc double glazed door into the inner hall, with central heating radiator, loft access, heating thermostate, ceiling light and giving access to all rooms.

Lounge

What a lovely bright and airy space with Upvc bay window to the front elevation and a further Upvc window to the side elevation, having a gas fire set in surround, T.V. point, electric sockets, ceiling light and central heating radiator.

Breakfast Kitchen

Being fully fitted with a range of wall and base units incorporating tall larder unit, integrated fridge/freezer, one and a half bowl sink with mixer tap over, integral electric double oven with four ring gas burner above, newly fitted gas wall mounted boiler in fitted housing to match the kitchen, Upvc window to the side elevation and double opening "French" doors to the rear opening into the garden area.

Bedroom One

Great size double bedroom with Upvc window to the side elevation, high T.V. point and electric socket ideal for wall mounted TV, ceiling light and radiator, door opening into;

En-Suite

Comprising of modern shower cubical with mains fed shower, pedestal wash hand basin, dual flush WC, having part tiled walls, ceiling light and radiator.

Bedroom Two

Double bedroom with Upvc window to the front elevation, ceiling light, central heating radiator, electric sockets.

Bedroom Three

Upvc window to the front elevation, central heating radiator, ceiling light.

Shower Room

Comprising of a modern fitted shower cubical with mains fed shower, pedistal wash hand basin, duel flush WC, having hart tiled walls, celing light and radiator.

Garage

Being detached from the property, currently this has been changed into a utility room and stoargage area, with plumbing for washing machine, space for tumble drier, space and sockets for fridges/freezers, door leading into the storage area with further worksurface, and electric sockets, door to the rear elevation.

Driveway

Offering off road parking to the front of the garage also there is a further driveway to the front of the property.

Outside space

There is a low maintance rear garden with patio seating area, slabed pathway leading around the property and timber fenced to all sides. The front of the property has been left open with lawn and patio area, decartive roped fencing to seperate from the curb to the garden.

Location

Trusthorpe is a small seaside resort on the East Lincolnshire coast, between the larger resorts of Mablethorpe and Sutton on Sea, and being approximately 15 miles north of Skegness. Mablethorpe and Sutton on Sea have a range of shops, bars and restaurant.

Directions

From our office, Head south-east on Victoria Rd/A52 towards The Boulevard, Continue to follow A52 , Turn right onto Campling Way 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 C .Lovelleville 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

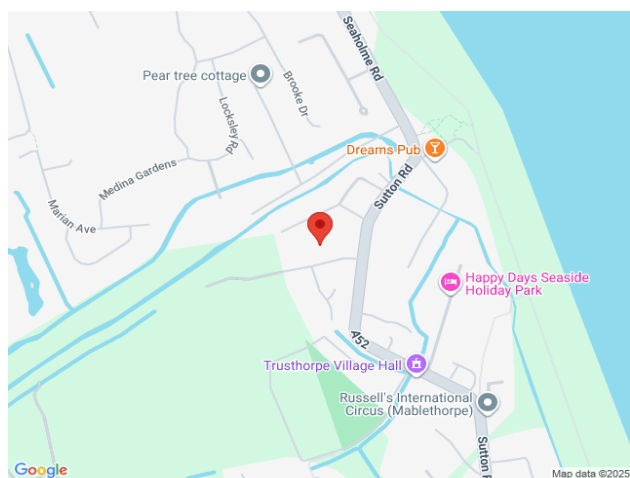
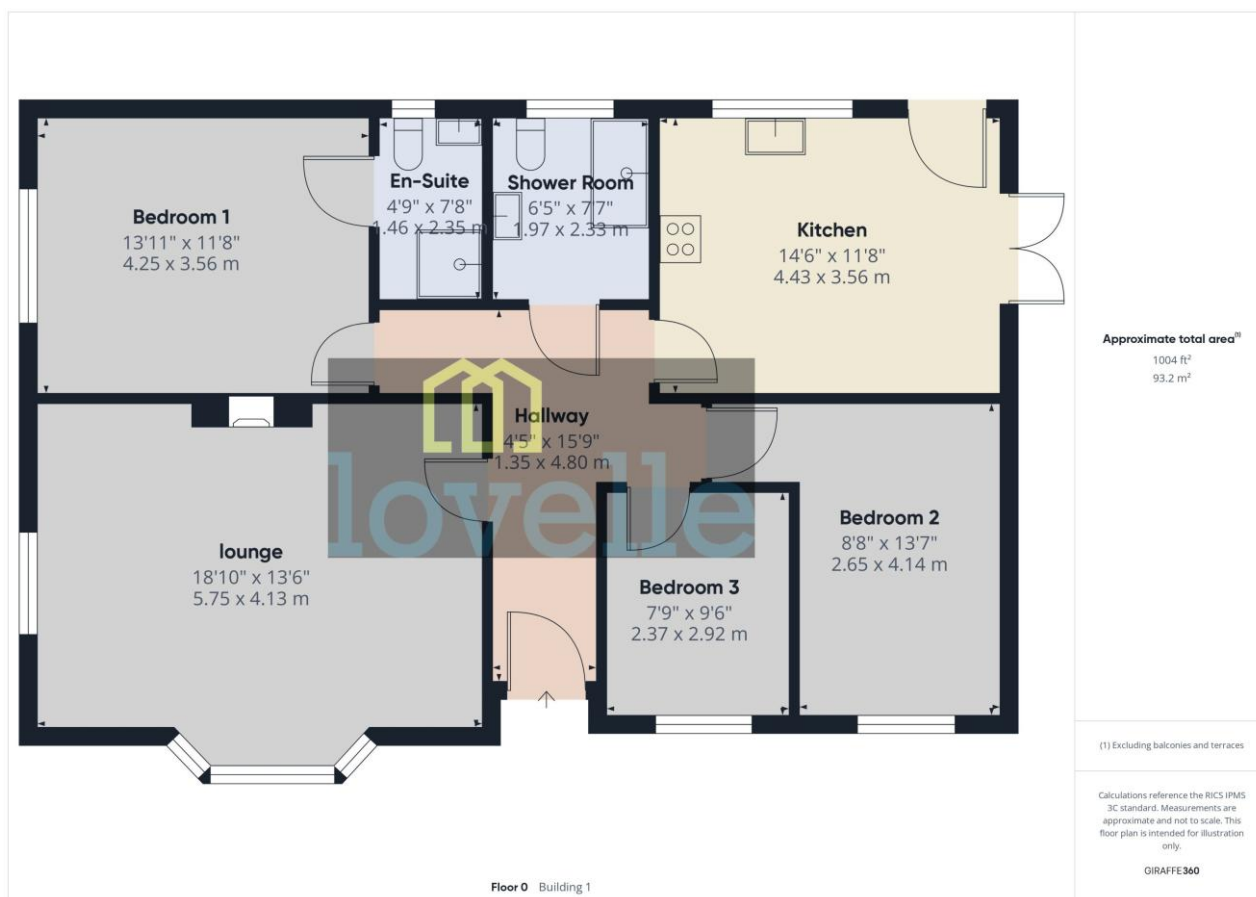
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared 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 Advisor

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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