

Buy. Sell. Rent. Let.



Aqua Drive, Mablethorpe



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When it comes to
property it must be


lovelle



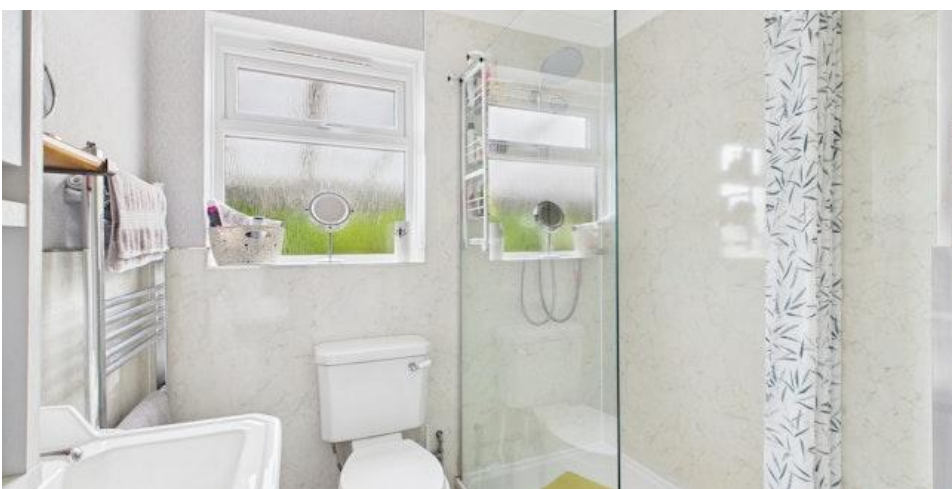
£215,000



Lovelles are pleased to bring to market this immaculately presented and modern two bed semi detached bungalow situated down a private cul de sac location in Aqua Drive. With spacious driveway, garage and car port. Viewing is ADVISED to see what this property has to offer!!

Key Features

- Semi Detached Bungalow
- TWO Bedrooms
- Private Cul de Sac Location
- Garage and Driveway
- Rear Garden
- EPC rating C
- Tenure: Freehold





Lovelles are pleased to bring to market this immaculately presented and modern two bed semi detached bungalow situated down a private cul de sac in Aqua Drive. With spacious driveway, garage and car port. The property comprises of Hallway, Kitchen, Lounge, Two Bedrooms and Shower Room. With Private Rear Garden, Driveway, Garage and Carport.

Hallway

4.9m x 1.09m (16'1" x 3'7")

Composite door to the front, built in airing cupboard housing the boiler, further double built in storage cupboard, loft access, telephone point and power point.

Kitchen

3.23m x 2.32m (10'7" x 7'7")

Window to front elevation, fitted with a range of base and wall units with worktop over, one bowl stainless steel sink with drainer, four ring gas hob with stainless steel splashback, 'Montpellier' electric oven, space for a freestanding fridge freezer and plumbing for a washing machine, power points and door to the side leading out to the garden and driveway.

Lounge

5.01m x 3.52m (16'5" x 11'6")

Double opening 'French' doors lead out to the rear garden, spacious room, power points, tv point and radiator.

Bedroom One

3.43m x 2.88m (11'4" x 9'5")

Window to rear elevation, double bedroom, power points, tv point and radiator.

Bedroom Two

2.72m x 2.86m (8'11" x 9'5")

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

Shower Room

2.01m x 1.75m (6'7" x 5'8")

Obscure window to side elevation, a three piece suite comprising of large shower cubicle, vanity wash hand basin, WC, mermaid board to the walls and ladder style radiator.

Rear Garden

To the rear is a private rear garden with fencing to all sides to define the boundary and create privacy. The garden is laid to lawn with a block paved patio area with an array of shrubs and plants. There is a gravelled area to the side of the property to create a seating area and a further garden space behind the garage. You can access the garden via a bolted timber gate and there is an outside tap.

Garage

Spacious garage with double opening doors, power and lighting.

Driveway

Ample off road parking for several vehicles with car port offering under cover parking.

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 up Along towards Trusthorpe at the Eagle Public house turn Right onto Seaholme Road, continue along and take the 3rd turning on your left hand side onto Aqua Drive. Follow the road and take the third left and then turn right the property is the last one 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 B. 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.

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.

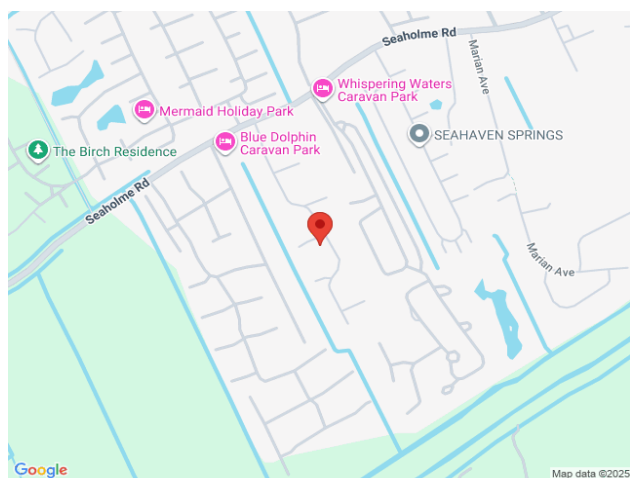
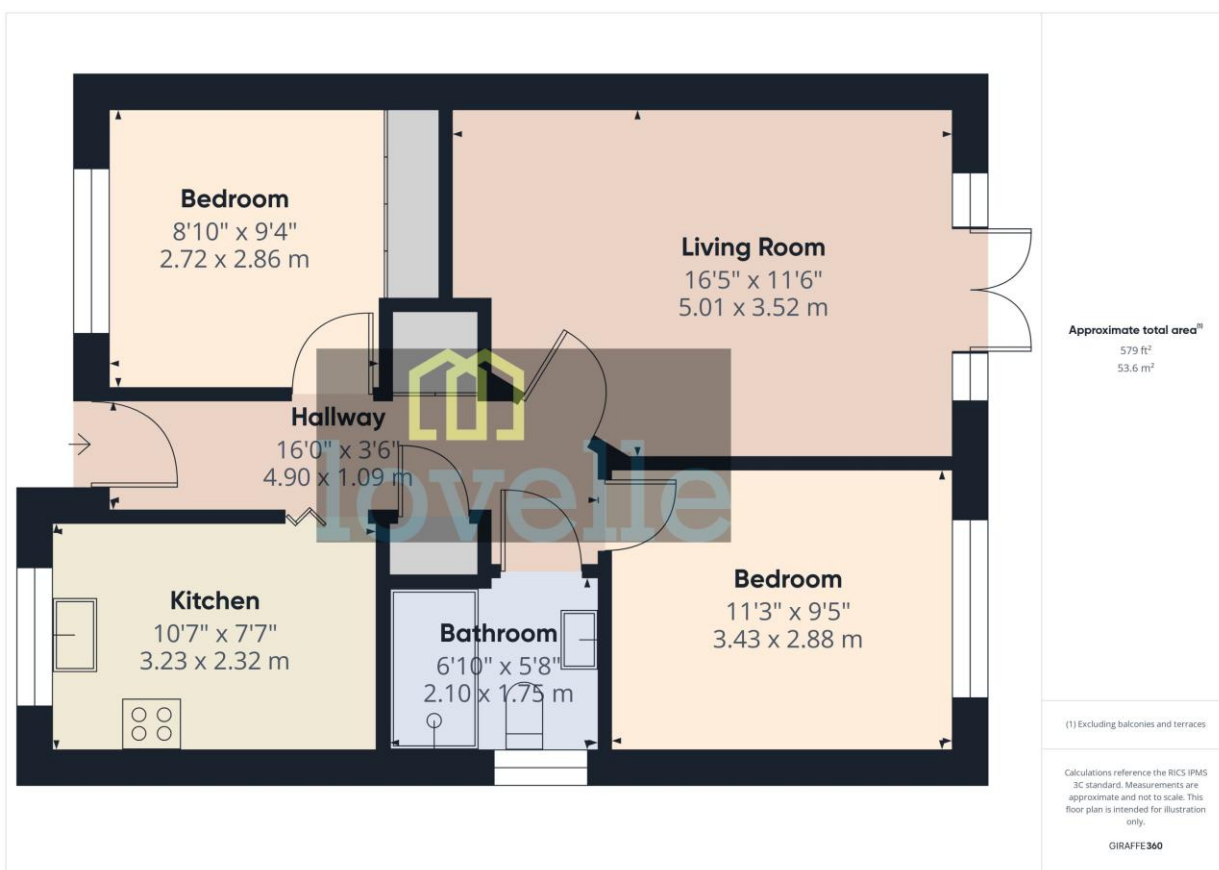
EPC

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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lovelle

01507 478297

Mablethorpe@Lovelle.co.uk

