

Buy. Sell. Rent. Let.



Alexandra Road, Mablethorpe



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When it comes to  
property it must be

  
lovelle



£180,000

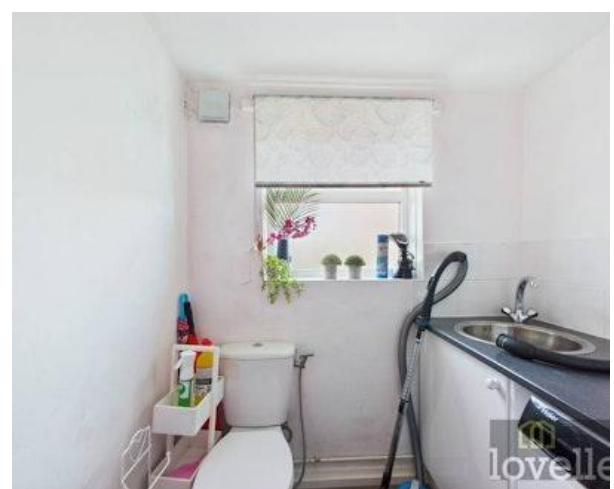
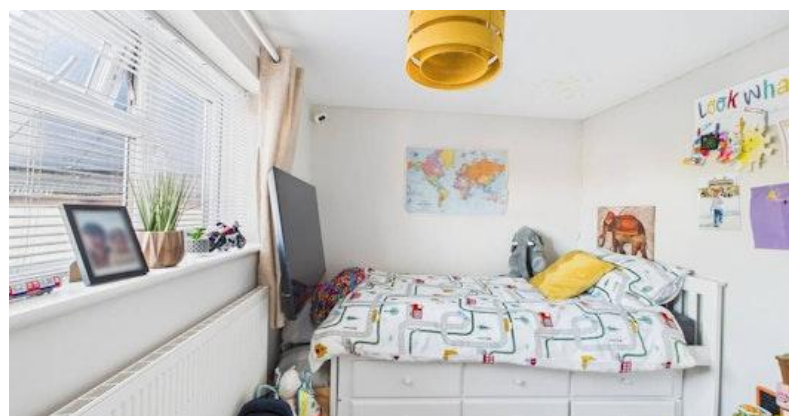


Lovelles are pleased to offer for sale a Detached Three bedroom house, located within walking distance of the town centre of Mablethorpe, easy reach of the beach and local school and private nursery.

#### Key Features

- Detached House
- Three Bedrooms
- Newly Fitted Kitchen
- Close to Town and Beach
- Courtyard Garden
- Garage
- EPC rating U
- Tenure: Freehold







Lovelles are pleased to offer for sale a Detached Three bedroom house, located within walking distance of the town centre of Mablethorpe, easy reach of the beach and local school and private nursery. The Property offers THREE Bedrooms, family bathroom, newly fitted kitchen, separate dining room, utility room with WC, enclosed court yard garden and garage. This property must be viewed to appreciate the internal space.

### Entrance Hall

Being accessed via a full Upvc door into the inner hall, with access to the first floor, doors leading into ground floor rooms.

### Lounge

Having a Upvc window to the front elevation, laminate effect flooring, central heating radiator, ceiling light, Telephone point and electric sockets.

### Utility Room/WC

Having a Upvc window to the side elevation, tiled splash back with round bowl sink set in worksurface over base unit, space and plumbing for washing machine and tumble drier, WC, ceiling light and fan.

### Kitchen

Having a range of newly fitted wall and base units with complimentary work surface over, inset double oven, inset four ring gas hob with extractor hood over, central heating radiator, Upvc window and half glazed door to the rear elevation, laminate effect flooring, ceiling stip spot lighting and open to the dining room.

### Dining Room

Having a Upvc window to the rear elevation, central heating radiators, ceiling light and electric sockets.

### Landing

Giving access to all first floor rooms.

### Bedroom One

Being a good size double bedroom, with Upvc window to the front elevation, central heating radiator, ceiling light and electric sockets.

### Bedroom Two

Having a Upvc window to the rear elevation, central heating radiator, ceiling light.

### Bedroom Three

Having a Upvc window to the front elevation, built in storage cupboard along with a full wall of mirrored wardrobes, ceiling light radiator and electric sockets.

### Family Bathroom

Comprising of newly fitted three piece suit, "D" shaped bath with shower mixer tap over and glass shower screen, pedestal wash hand basin with centre mixer tap, low flush WC, having part tiled walls, ceiling light, radiator and built in airing cupboard.

### Enclosed Rear Garden

Having a brick wall to the rear and side elevation of the garden with decorative panels above, gated access to the side of the property, having artificial grass and decking.

### Garage

There is a garage that comes as part of the slate with the property with an up and over door.

### Directions

From our office Head north-west on Victoria Rd/A52 towards Knowle Street for 0.1 miles, Turn left onto High St/A1104 for 0.2 miles, Turn right onto Alexandra Road. The property can be found on the right hand side.

### 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 a 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.



## Services

The property has electric, gas, water and drainage are understood to be connected but have not been tested, the purchaser should rely on their own survey to confirm this. The property is placed in Tax band A .Lovelles 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. Lovelles 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.

## 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.

## Making 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.

## Mortgage

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.



Floor 0



Floor 1

**Approximate total area<sup>®</sup>**

798 ft<sup>2</sup>  
74.2 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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