

Buy. Sell. Rent. Let.



High Street, Mablethorpe



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When it comes to
property it must be


lovelle



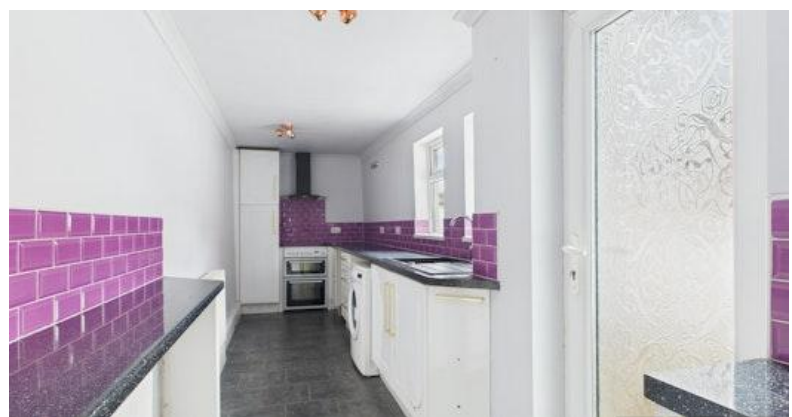
£130,000



Lovelle would like to offer for sale a spacious two bedroom terrace property, being conveniently located to the town centre of Mablethorpe, walking distance of the beach, local primary school, doctors and dentists. Easy maintenance rear gardens, viewing by appointment, not to be missed.

Key Features

- End Of Terrace House
- Two Bedrooms
- Lounge
- Dining Room
- Two privately enclosed gardens to the rear
- Close to Town and Beach
- EPC rating C
- Tenure: Freehold





Lovelle would like to offer for sale a spacious two bedroom terrace property, being conveniently located to the town centre of Mablethorpe, walking distance of the beach, local primary school, doctors and dentists. Easy maintenance rear gardens.

The property comprises of inner entrance hall, lounge, dining room, kitchen, second reception room, two bedrooms and family bathroom.

The property also benefits from gas central heating and solar panels.

Entrance Hall

0.96m x 3.68m (3'1" x 12'1")

Entry via UPVC door into hallway, spot lighting, staircase to first floor and doors into;

Lounge

3.1m x 3.75m (10'2" x 12'4")

Angled bay window to front elevation, tv point, power points, radiator, fireplace with hearth.

Dining Room

4.14m x 4.55m (13'7" x 14'11")

Window to rear elevation, log burning stove set on hearth, power points, radiator, under-stairs storage cupboard, built in double storage cupboard housing the wall mounted boiler and space for dining table.

Kitchen

1.85m x 6.25m (6'1" x 20'6")

Dual aspect windows to side elevation, fitted with a range of base and wall units with worktop over, one bowl sink unit with drainer, space for freestanding cooker with hood over, space and plumbing for washing machine, space for under counter fridge/ freezer, radiator, power points, tiled splashbacks and UPVC door leading out to rear.

Landing

4.21m x 0.83m (13'10" x 2'8")

Doors to all rooms and door into the loft space.

Bedroom One

4.17m x 3.73m (13'8" x 12'2")

Dual aspect windows to front elevation, spacious double bedroom, original feature fireplace, power points, tv point and radiator.

Bedroom Two

2.12m x 2.78m (7'0" x 9'1")

Window to rear elevation, radiator, power point and tv point.

Bathroom

1.91m x 2.72m (6'4" x 8'11")

Obscure window to rear elevation, a three piece suite comprising of bath with shower over and glass screen, vanity hand wash, WC, tiled walls, heated towel rail, spotlights, extractor fan and built in storage cupboard.

Garden

The property has two gardens which are split to allow access for neighbouring properties. Both of these are private with either fencing or brick walls. The first garden is paved for ease of maintenance with a timber gate leading you to the other garden. The second garden is laid to shingle with a paved area. The garden is spacious with a timber garden shed. There is a timber gate giving you access onto Alexandra Park.

Front

The front of the property is laid to gravel with a paved pathway leading to the front entrance. There is a timber gate.

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 Head north-west on Victoria Rd/A52 towards Knowle Street 0.1 miles, Turn left onto High Street/A1104. Continue on this road the property can be found on the right hand side by our for sale board.

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 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.

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.

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.



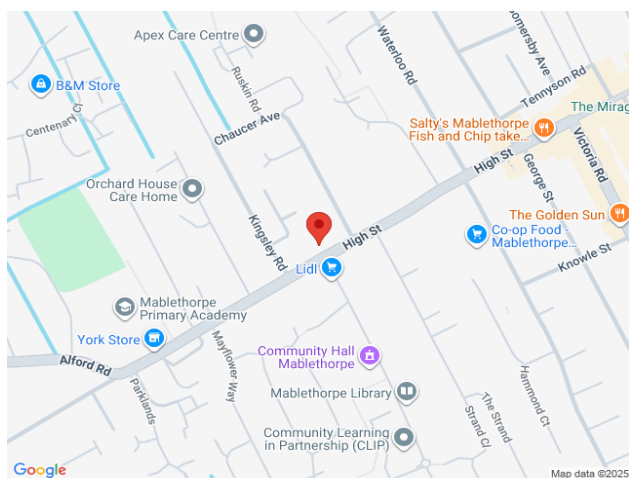
How to make an Offer

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.

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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