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Seaholme Road, Mablethorpe



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When it comes to
property it must be


lovelle



OIRO £139,950

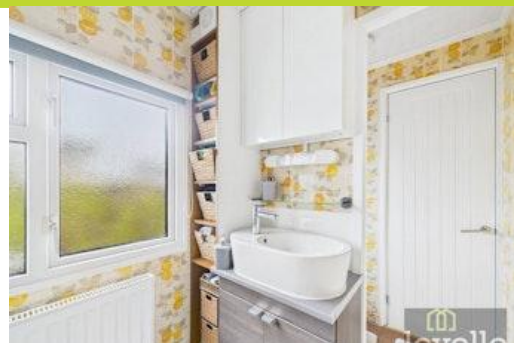


Lovelles are pleased to offer for sale a beautifully maintained corner plot positioned park home, having recently under gone home improvements which include extra insulation to exterior walls and weather proof cladding, upgraded central heating system, recent Upvc double glazed windows, additional En suite shower room . This property is not to be missed.

Key Features

- Detached Modern Park Home
- Low Ground Rent
- TWO Shower Rooms
- Lounge/Diner
- Office/Third Bedroom
- Porch
- EPC rating U
- Tenure: Leasehold





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Entrance Porch

1.66m x 1.37m (5'5" x 4'6")

Located to the side of the property with double opening Upvc doors into the entrance porch, door leading into the kitchen.

Kitchen/ Breakfast Room

3.35m x 4.42m (11'0" x 14'6")

Being fitted with industrial style feel, having a range of wall and base mounted units with complimentary work surface over, modern corner sink with mixer tap over, space and plumbing for Dishwasher, breakfast bar area

Inner Hall

Being open from the kitchen with modern hung lighting, built in storage cupboard, plumbing and space for washing machine and further tall cupboards.

Lounge/Diner

4.69m x 5.99m (15'5" x 19'8")

This is a lovely light and airy room having been reconfigured, having Upvc double glazed windows to the side and front elevations, with a Upvc half glazed door to the rear elevation, inset wine rack, electric sockets, TV point, ceiling lighting, radiator.

Study/Bedroom Three

1.79m x 2.94m (5'11" x 9'7")

Being accessed from the lounge, this room would be an ideal home office, crafting room or a single bedroom, with Upvc window to the front elevation , ceiling light and radiator.

Bedroom One

3.49m x 2.95m (11'6" x 9'8")

Having a Upvc window to the front elevation, a range of fitted wardrobes, space for king size bed , fan ceiling light, radiator and door leading into;

En Suite Shower Room

2.49m x 1.23m (8'2" x 4'0")

With fully washable walls and ceiling boarding, comprising of enclosed shower cubical with modern fitted shower with rainfall head and body jets, low flush WC, vanity wash hand basin, wall light , chrome towel , radiator and electric convector heater.

Bedroom Two

3.37m x 2.19m (11'1" x 7'2")

Being a good size double bedroom with Upvc window to the rear elevation, ceiling light and personal door into the main shower room.

"Jack and Jill" Shower Room

Comprising of fitted shower cubical, wash hand basin, and Wc, having a Upvc window to the rear side elevation, modern opaque glazed door leading back into the inner hall being fully lockable from the internal side with privacy blind, ceiling light.

Outside Space

The property is on a quiet corner plot of the park, so benefits from a wrap around style garden which could easily be sectioned to create side, front and rear gardens. Being recently fenced to the rear side of the property and open picket fence to the front and side elevation, mainly laid to hard surface with decorative stone and planting. With a metal storage shed.

Garage and Parking

To the side of the property is a recently roofed garage store area with concrete driveway to the front.

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 south-east on Victoria Road/A52 towards The Boulevard for 0.4 miles, Turn right onto Seaholme Road continue on the road for 0.3 miles, Turn left onto Seahaven Springs. Continue following the road until you see number 35.

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.

Energy Performance Certificate

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.

Mortgages

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.

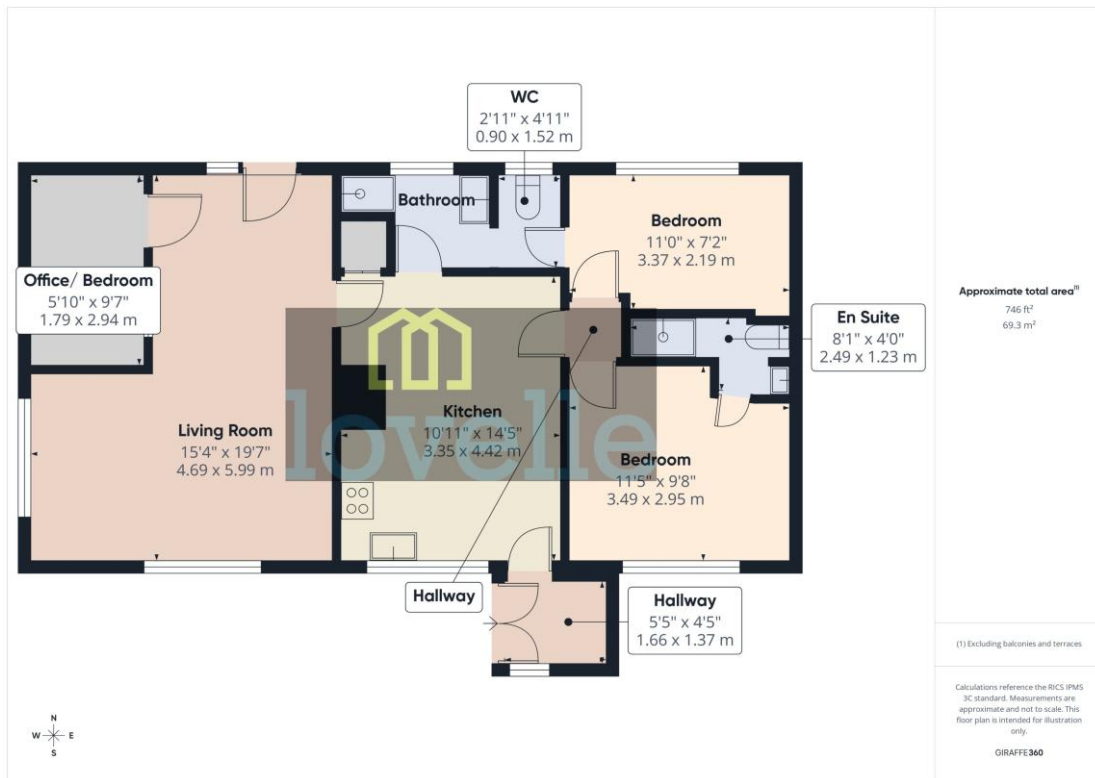
Viewings

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.





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