

Buy. Sell. Rent. Let.



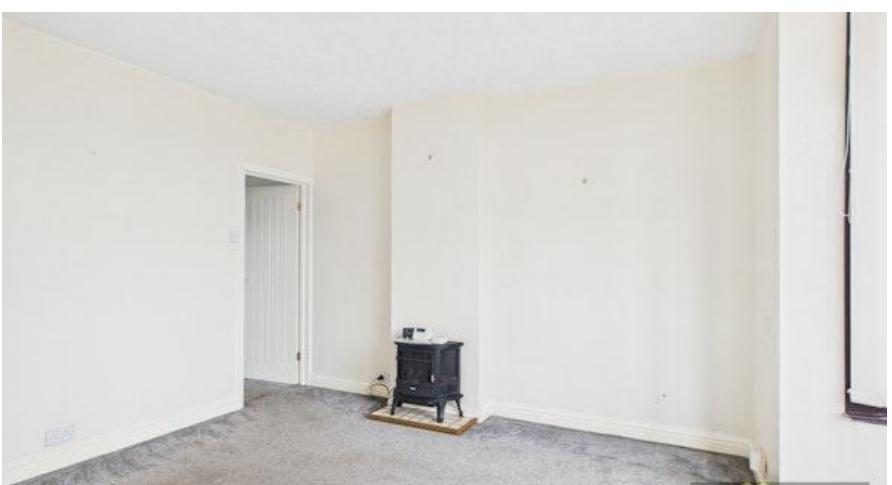
lovelle

Waterloo Road, Mablethorpe

2 1 1

When it comes to  
property it must be

lovelle



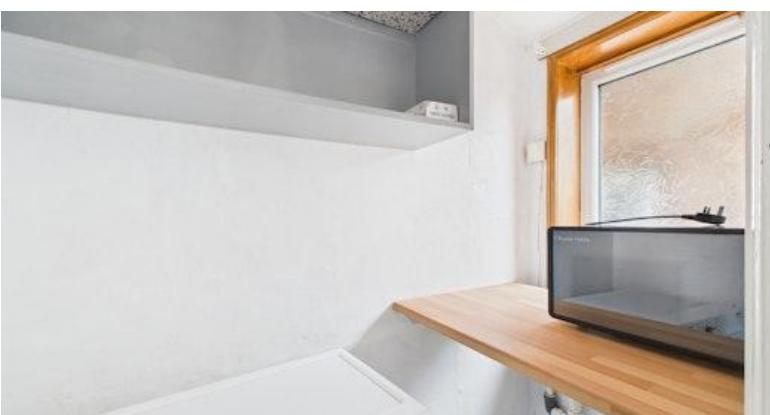
£140,000



We offer for sale a Semi-Detached Bungalow located close to shops and local amenities. The property comprises: Entrance Porch, Lounge, Kitchen, Utility Area, Inner Hallway, TWO Double Bedrooms, Shower Room, Side Porch, Enclosed Rear Garden and Off Road Parking to the front. The bungalow also benefits from Gas Central Heating and Double Glazing. No upper Chain.

#### Key Features

- No onward chain
- Semi detached bungalow
- Two Bedrooms
- Gas Central Heating & Double Glazing
- Close to Local Amenities
- EPC rating C
- Tenure: Freehold





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### Porch

0.84m x 1.11m (2'10" x 3'7")

Entered via Upvc double glazed front door, cupboard housing the wall mounted combination gas boiler, electric meter, door into;

### Lounge

3.61m x 3.5m (11'10" x 11'6")

Bay window to front elevation , radiator, power points , tv point, telephone point and doors leading into the inner hall and kitchen.

### Kitchen

4.14m x 1.61m (13'7" x 5'4")

Triple aspect windows to side elevation, fitted with a range of base and wall units with worktop over, one bowl stainless steel sink unit with drainer, space for electric cooker, space for cooker point, space for fridge freezer, radiator, power points, doorway into the utility area and door into the side porch.

### Utility Area

0.85m x 1.59m (2'10" x 5'2")

Window to side elevation, under counter space and plumbing for washing machine, space for tumble dryer, shelving unit, ceiling light and central heating thermostat.

### Inner Hallway

3.39m x 0.82m (11'1" x 2'8")

Giving access to both bedrooms and the lounge, access to the loft space via an aluminium ladder (the loft space is boarded with a window to the rear elevation), ceiling light, smoke detector and radiator.

### Bedroom Two

3.4m x 2.57m (11'2" x 8'5")

Window to side elevation, power points, radiator and Velux roof window.

### Bedroom One

2.63m x 3.17m (8'7" x 10'5")

Window to rear elevation, power points, radiator, door leading to the inner hallway and door into the shower room.

### Shower Room

2.44m x 2.06m (8'0" x 6'10")

Obscure dual aspect windows to rear and side elevation, a three piece suite comprising of corner shower cubicle, pedestal wash hand basin and WC, partly tiled walls, ladder radiator and doors into side porch and bedroom.

### Side Porch

1.27m x 1.61m (4'2" x 5'4")

Window to the side elevation, door out to garden, ceiling light, doorway leading into the kitchen and door to the shower room bathroom.

## Rear Garden

To the rear you will find a fully enclosed rear garden with fencing to all sides. The garden is low maintenance laid to patio paving slabs with mature trees and shrubs. You can gain entry to the front of the property via a side gate.

## Front

The front of the property is low maintenance and provides an off road parking space.

## 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 for 0.1 miles, Turn left onto High St/A1104 for 0.1 miles, Turn right onto Waterloo Road. The property can be found on the right hand side by our 'For Sale' boards.

## Services

The property has mains electric, 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. EPC RATING C 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. 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.

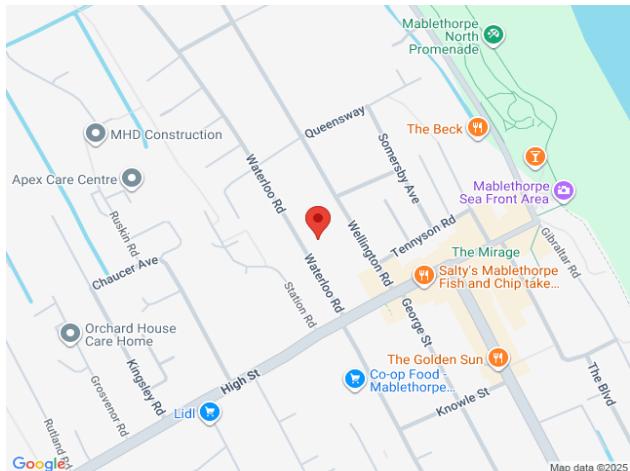
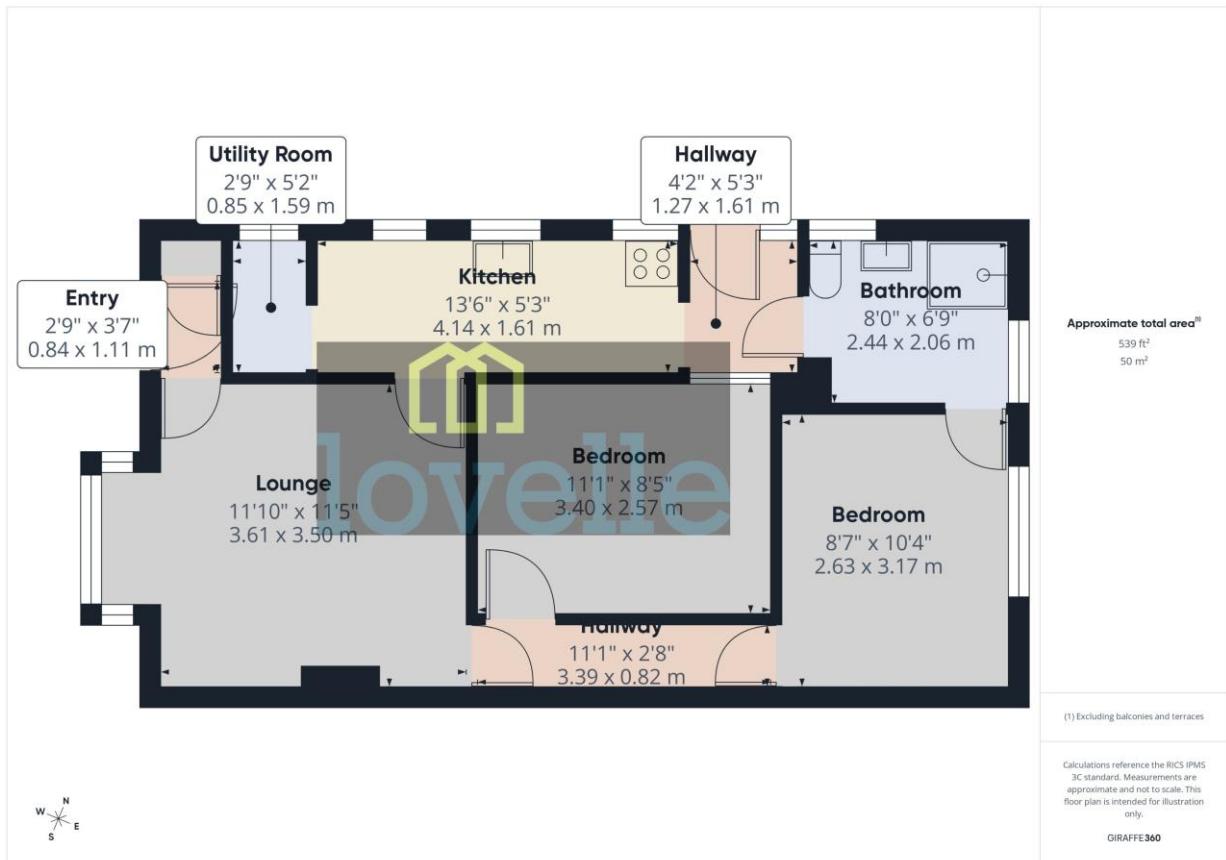
## EPC

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 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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01507 478297

Mablethorpe@Lovelle.co.uk