

Buy. Sell. Rent. Let.



Marlborough Drive, Mablethorpe



When it comes to
property it must be

lovelle



OIRO £259,995



Lovelles are pleased to bring to market this attractive and deceptively spacious two bed detached bungalow situated in a sought after area in Mablethorpe. The property is situated down a quiet cul de sac. Viewing is recommended to see the space on offer!

Key Features

- Detached Bungalow
- Two Bedrooms
- Lounge
- Kitchen and Dining Room
- Garage and Driveway
- Attractive Rear Garden
- EPC rating U
- Tenure: Freehold





Lovelles are pleased to bring to market this attractive and deceptively spacious two bed detached bungalow situated in a sought after area in Mablethorpe. The property is situated down a quiet cul de sac. Viewing is recommended to see the space on offer! The property comprises of Entrance Hall, Lounge, Kitchen, Dining Room, Sun Room, Two Bedrooms and Shower Room. With Gardens to the front and rear, Driveway and Garage.

Entrance Hall

1.35m x 4.58m (4'5" x 15'0")

Spacious 'L' shaped hallway, entry to all rooms, radiator and power points.

Lounge

4.98m x 3.63m (16'4" x 11'11")

Window to front elevation, light and airy room, tv point, radiator and power points.

Dining Room

2.72m x 3m (8'11" x 9'10")

Wooden door leading into the sun room, archway into kitchen, radiator and power points.

Kitchen

4.87m x 2.99m (16'0" x 9'10")

Dual aspect windows to rear elevation, spacious modern kitchen fitted with a range of base and wall units with contrasting worktop over, space for cooker with hood over, one bowl sink unit with drainer, space for fridge freeze, space and plumbing for washing machine, tiled splashbacks, radiator, power points and Upvc door leading out to the rear garden.

Sun Room

4.61m x 2.61m (15'1" x 8'7")

Windows to rear elevation overlooking the garden, radiator, power points, tv point and door leading out to the rear garden.

Bedroom One

3.61m x 3.03m (11'10" x 9'11")

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

Bedroom Two

3.62m x 2.57m (11'11" x 8'5")

Window to side elevation, double bedroom, built in cupboard, radiator and power points.

Shower Room

2.31m x 1.67m (7'7" x 5'6")

Obscure window to rear elevation, spacious shower room, a three piece suite comprising of shower cubicle, vanity hand wash basin, WC, fully tiled walls, ladder style radiator. Built in airing cupboard housing the boiler.

Rear Garden

To the rear you will find a fully enclosed private attractive rear garden with fencing to all sides. The garden is laid to lawn with an array of mature trees, shrubs and flowers. There is a patio area leading to the summer house and potting shed. There is also an enclosed seating area.

Summer House

3.83m x 3.83m (12'7" x 12'7")

With window to side elevation, lighting and power, fitted with wall and base units for storage.

Garage

2.7m x 5.2m (8'11" x 17'1")

With light and power, door leading out to garden.

Front

The front of the property is laid to lawn with a paved pathway leading to the entrance. There is parking to the side of the property for several vehicles.

Location

Mablethorpe is a small seaside resort boasting 4 miles of unbroken sandy blue flag beaches. The property is within walking distance to tesco and B&M. 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 towards Knowle Stret, Turn left onto High Street/A1104 Slight left onto Church Road, Turn left onto Cheltenham Way , Turn left onto Malborough Drive. The property can be found 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 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.

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

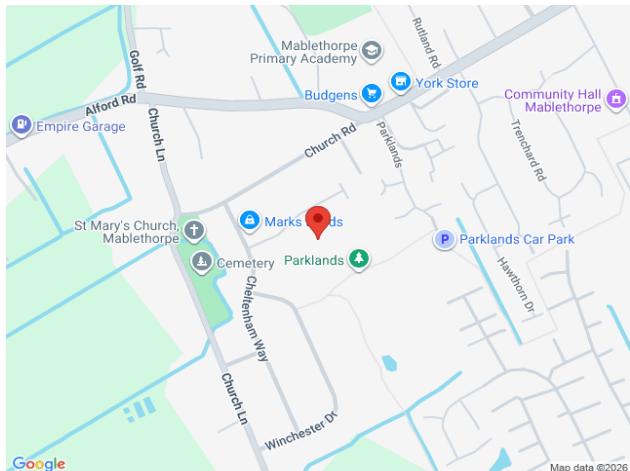
hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting 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.



When it comes to property
it must be


lovelle

01507 478297
 Mablethorpe@Lovelle.co.uk