

Buy. Sell. Rent. Let.



Alford Road, Mablethorpe



When it comes to  
property it must be

  
lovelle



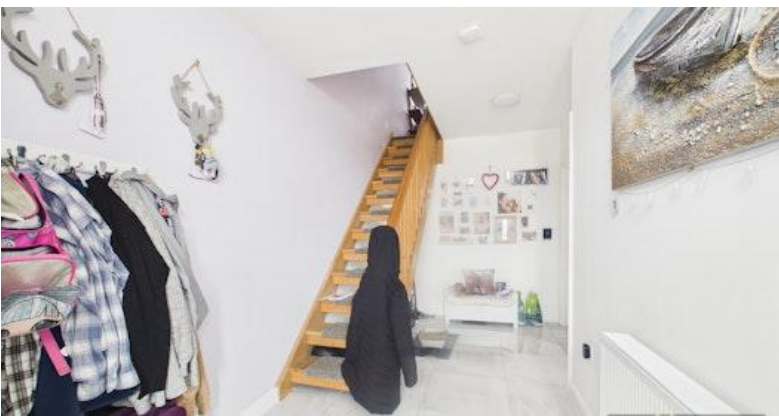
£230,000



Lovelle are pleased to offer for sale a very impressive mid-terrace property offering lots of internal space, with a fully enclosed rear garden, lots of off road parking to the front of the property. Being a shop walk to the local supermarket and a short drive from the beach. Internal viewing a must.

### Key Features

- Impressive Mid-Terrace House
- Three Bedrooms
- Jack and Jill Bathroom
- Fully Enclosed Rear Garden and Patio Area
- Large Driveway to Front
- Lounge
- EPC rating C
- Tenure: Freehold





Lovelle are pleased to offer for sale a very impressive mid-terrace property offering lots of internal space, with a fully enclosed rear garden, lots of off road parking to the front of the property. Being a shop walk to the local supermarket and a short drive from the beach. The property offers, internal entrance hall, lounge, Kitchen diner, Utility Room, downs cloak room, to the 1st floor there are 3 bedrooms, one offering "Jack and Jill" bathroom.

### Entrance Hall

2.03m x 5.16m (6'8" x 16'11")

Composite door to front entrance, spacious hall, two built in storage cupboards, radiator and power points. Access into;

### Lounge

3.47m x 4.37m (11'5" x 14'4")

Box bay window to front elevation, with front elevation , feature fireplace , radiator, power points and tv point.

### Kitchen Diner

5.63m x 4.23m (18'6" x 13'11")

Double opening 'French' doors open out to the garden, spacious and modern kitchen fitted with a range of base and wall units with granite work surfaces, granite breakfast bar, integrated fridge/ freezer, integrated dishwasher, integrated double ovens, four ring induction hob with stainless steel extractor hood over, one and half bowl stainless steel sink unit with drainer, power points, ladder style radiator, spot lights and space for dining table.

### Utility Area

2.39m x 3.15m (7'10" x 10'4")

Window to side elevation, double opening 'French' doors out to the garden, one bowl stainless steel sink unit, base units with worktop over, space and plumbing for washing machine, boiler housed here, radiator , spotlights and power points.

### WC

1.01m x 3.12m (3'4" x 10'2")

WC, wash hand basin and ladder style radiator.

### First Floor Landing

Window to rear elevation, spacious hallway with access to all rooms, radiator and power points.

### Bedroom One

3.13m x 4.21m (10'4" x 13'10")

Window to rear elevation, double bedroom, radiator , tv point and power points. Door into jack and jill bathroom.

### Bedroom Two

3.46m x 3.61m (11'5" x 11'10")

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

### Bedroom Three

2.1m x 2.56m (6'11" x 8'5")

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

### Family Bathroom

2.35m x 3.29m (7'8" x 10'10")

Velux roof window, recently fitted new modern four piece bathroom suite comprising of freestanding double ended oval bath, shower cubicle, WC , wall hung double countertop vanity unit, mermaid board to the walls, two ladder style radiators, spotlights and extractor fan.

## Outside

To the rear there is a spacious and private rear garden with timber fencing to all sides to create privacy and define the boundary. The garden is laid to lawn with mature trees and shrubs with a pathway which leads to a further seating area and the additional gravel driveway with timber gates. There is a patio area outside the dining kitchen.

## Front

To the front of the property there is a spacious large paved driveway to the front of the property providing parking for several vehicles. With timber gates to the front.

## Rear Driveway

To the rear of the property there is additional parking to the rear of the garden with timber gates.

## 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 towards Knowle Street, Turn left onto High Street /A1104 , Continue to follow A1104. 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 .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

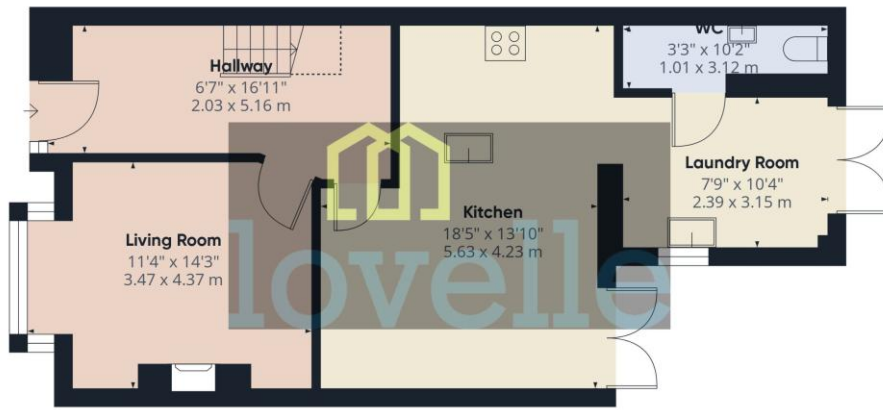
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared 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

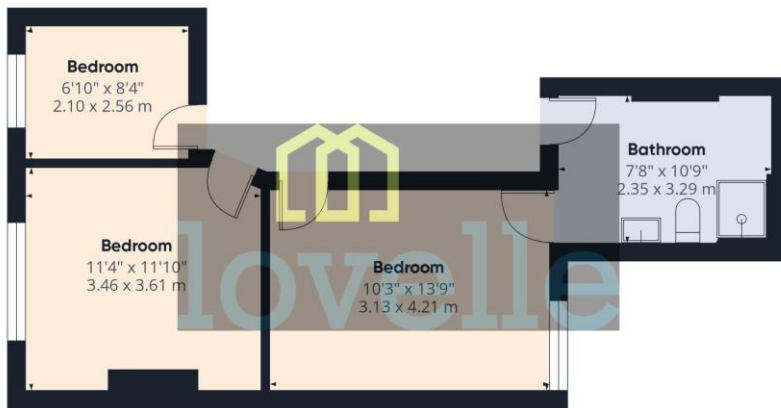
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a 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



Floor 0



Floor 1

**Approximate total area<sup>8</sup>**

1022 ft<sup>2</sup>  
95.1 m<sup>2</sup>

**Reduced headroom**

11 ft<sup>2</sup>  
1 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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