



St James Gardens, Mablethorpe



**£175,000**

- No Onward Chain
- Semi Detached Bungalow
- Two Bedrooms
- Gravel Driveway
- Rear Garden
- Quiet Location
- Freehold
- EPC rating C



Northwood are pleased to bring to market this two bed semi detached bungalow situated in a quiet cul de sac location in Mablethorpe, within easy reach of the beach and Town centre. With Rear Garden and Driveway to the front. The property comprises of Entrance Hall, Kitchen, Lounge , Two Bedrooms and Shower Room. With Rear Garden and Driveway to the Front.

### Entrance

Upvc door giving entry.

### Kitchen 2.94m x 3m (9'7" x 9'10")

Window to front elevation, power points and radiator. \*\* The vendors are going to be fitting a new kitchen\*\*

### Lounge 5.5m x 3.26m (18'0" x 10'8")

Window to front elevation, spacious and light room, tv point, power points and two radiators.



### Hallway 3.44m x 1.21m (11'4" x 4'0")

Access to all rooms, one built in storage cupboard housing the boiler, power points and radiator.

### Bedroom One 3.48m x 3.24m (11'5" x 10'7")

Window to rear elevation overlooking the rear garden , power points and radiator.

### Bedroom Two 2.5m x 3m (8'2" x 9'10")

Window to rear elevation overlooking the rear garden , power points and radiator.

### Shower Room 2.31m x 1.72m (7'7" x 5'7")

Obscure window to side elevation, a three piece suite comprising of walk in wet room style, wash hand basin, WC, mermaid board to walls and radiator.

### Rear Garden

To the rear you will find a private rear garden with fencing to all perimeters. The garden is laid to lawn with patio seating area.

### Front

The front of the property is laid to gravel allowing a couple of vehicles to park with a timber fence border to the side.

### 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 The Boulevard, Turn right onto Seaholme Road, Turn left at the 1st cross street onto Dymoke Road, Turn right onto Medina Gardens, Turn right onto Marian Avenue, Turn right onto St James Gardens, 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 .Northwood 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. Northwood 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 Northwood 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.

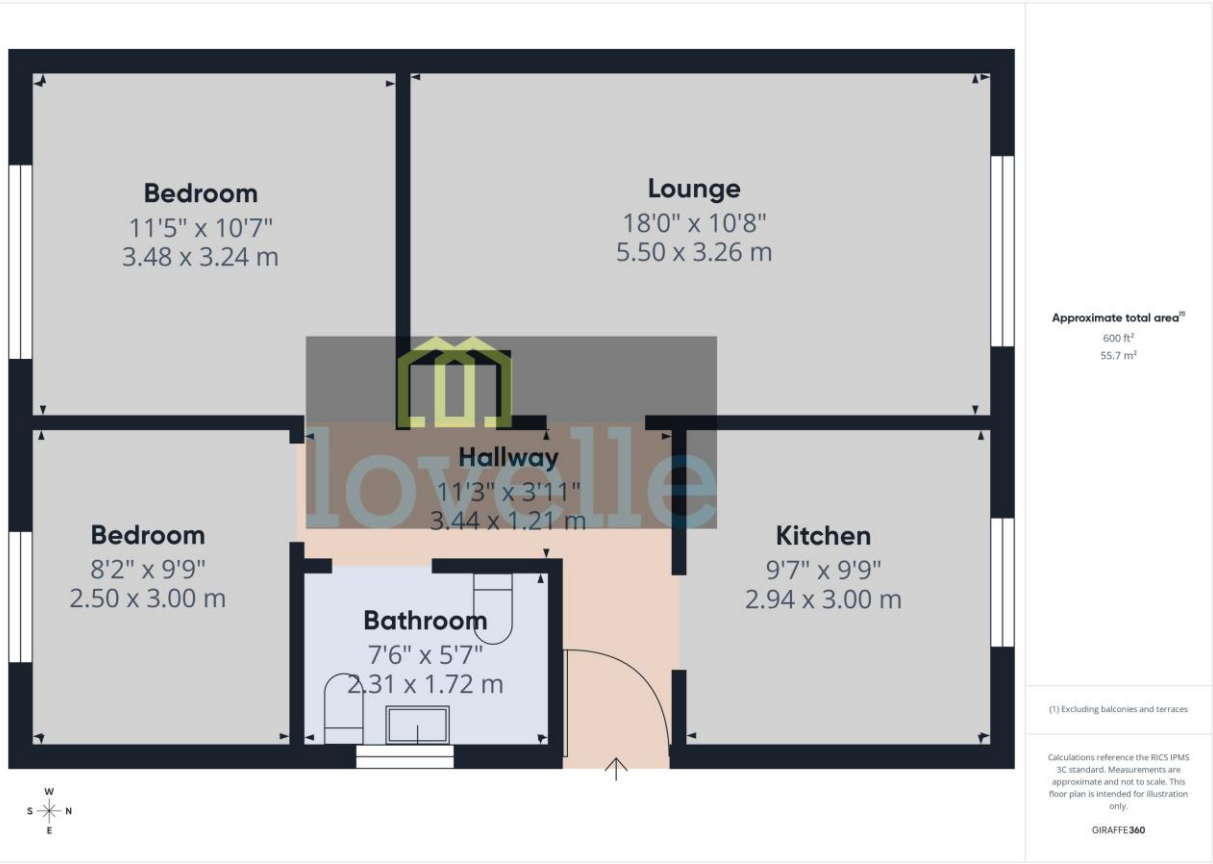


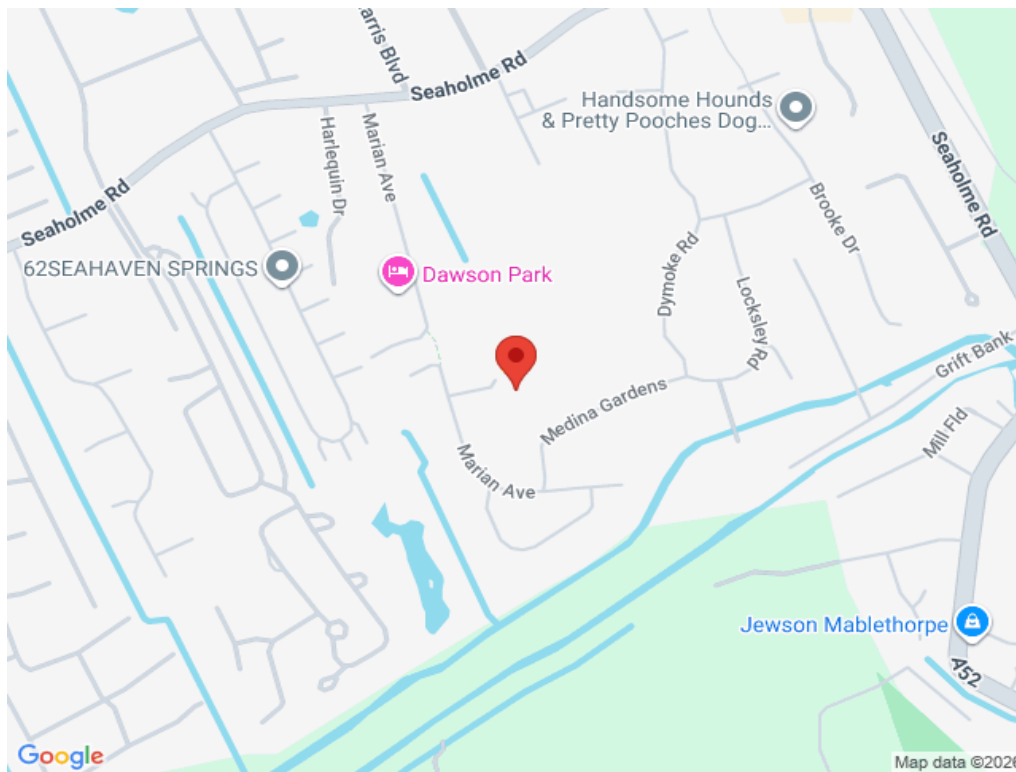
## How to make an Offer

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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