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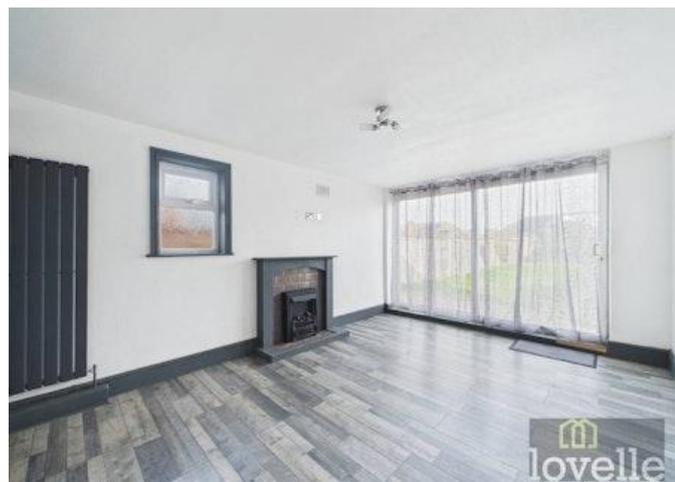


St Andrews Road, Mablethorpe



When it comes to
property it must be


lovelle



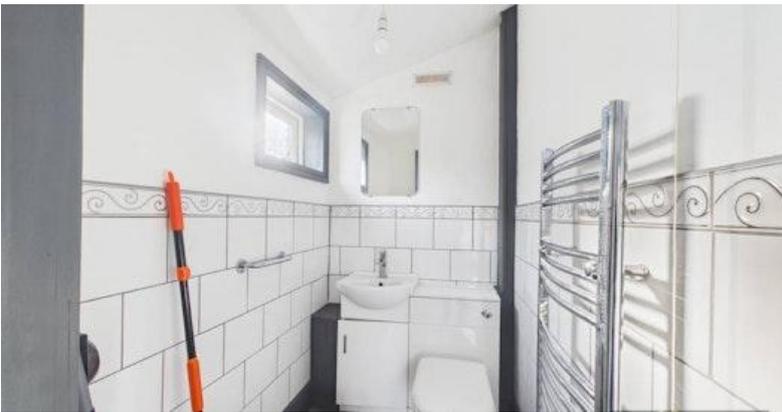
OIRO £179,995



Lovelle are pleased to offer for sale a recently improved semi-detached bungalow, offering two bedrooms, shower room, lounge, kitchen, good size rear garden and off road parking.

Key Features

- NO UPPER CHAIN
- Semi-Detached Bungalow
- Two Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Driveway Parking
- EPC rating D
- Tenure: Freehold



Lovelle are pleased to offer for sale a recently improved spacious semi-detached bungalow, offering two bedrooms, shower room, lounge, kitchen, good size rear garden and off road parking. Having recently had a new boiler fitted and all new electrical work completed.

The property is set within close proximity to the beach, and within walking distance of the town centre.

Entrance

Entering into the entrance hall via a upvc door, fitted single storage cupboard housing consumer unit.

Shower Room

having electric "Redring Selectronic" shower, tiled walls, extractor fan and "dimplex" heater. WC and wash hand basin.

Inner Hall

Giving access to the loft where there is lighting and wall mounted combination boiler, wall mounted thermostate, doors leading to;

Bedroom One

Having a box bay window to front elevation, ceiling light and radiator.

Bedroom two

being a good size double bedroom, ceiling light and radiator.

Kitchen

being recently fitted with wall and base units, complementary work surfaces over, single bowl stainless steel sink with mixer taps over, electric "Lamona" oven with four ring "Lamona" induction hob, matching "Lamona" stainless steel extractor hood over, having part tiled walls and plumbing for washing machine.

Lounge

Open from the kitchen to the lounge, being a good light space, having sliding patio doors into the garden, feature electric fireplace set in a tiled surround with wooden mantle, TV aerial point, ceiling light and radiator.

Seperate WC

having vanity wash hand basin, dual flush push button WC, part tiled walls, heated towel rail and ceiling light.

Rear Garden

To the rear of the property is a privately enclosed garden with timber fencing to all sides, mainly laid to lawn.

Front Garden and Driveway

To the front of the property is a low level brick wall with paved driveway.

Location

Mablethorpe is a small seaside resort on the east coast of Lincolnshire, approximately 17 miles north of Skegness. The town has a range of shops and amenities including a cinema, sports centre, primary school and health care centre. Regular bus services run to the larger resort of Skegness and the market towns of Alford

and Louth where a greater range of shops can be found along with secondary schools both grammar and comprehensive.

Directions

From our office on Victoria Road head towards the traffic lights and turn left on to the High Street. Take the first turning on your right onto Wellington Road. At the end of the road turn right and then immediately left onto St Andrews Road. The property can be found on the right hand side.

Services

The property has mains electric, gas, 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 B

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.

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.

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.

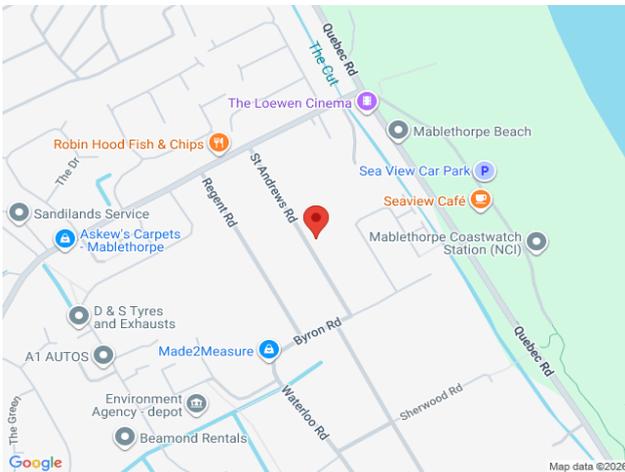
Viewings

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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