

Buy. Sell. Rent. Let.



Seacroft road, Mablethorpe



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When it comes to  
property it must be

  
**lovelle**





£210,000



Lovelles are pleased to bring to the market this newly modernised spacious TWO bed DETACHED Bungalow. The property is situated only a short walk into town and the beach. Viewing is recommended!

#### Key Features

- DETACHED Bungalow
- TWO Bedroom
- Kitchen Diner
- Lounge
- Conservatory
- Driveway
- EPC rating D
- Tenure: Freehold







Lovelles are pleased to bring to the market this newly modernised spacious TWO bed DETACHED Bungalow. The property is situated only a short walk into town and the beach. The property comprises of Entrance Porch, Inner Porch Kitchen Dining Room, Lounge, TWO Bedrooms, Shower Room and Conservatory. With Rear Garden, Driveway and Garage. Viewing is recommended!

### Entrance Porch

1.75m x 0.84m (5'8" x 2'10")

Being Upvc glazed with tiled floor, and door into;

### Inner Porch

1.86m x 1.08m (6'1" x 3'6")

Door into;

### Lounge

3.72m x 4.84m (12'2" x 15'11")

Having dual aspect windows to front and side elevations, , tv aerial point, telephone point, power points and radiator.

### Kitchen Diner

4.3m x 2.57m (14'1" x 8'5")

Spacious Kitchen diner, Dual aspect windows to side elevation and front elevation, fitted with a range of base and wall units with worktop over, one and half bowl sink with drainer and mixer taps, integral cooker, four ring electric hob, space for a fridge/freezer, plumbing for washing machine, power points and a door leading to;

### Conservatory

2.05m x 2.81m (6'8" x 9'2")

Polycarbonate roof, dual aspect windows, power points, tv aerial point and sliding patio doors lead out onto the rear garden and giving access to the driveway.

### Inner Lobby

With loft access( houses the combination boiler fitted in 2021), access to bedrooms and shower room

### Bedroom One

2.74m x 4.56m (9'0" x 15'0")

Window to rear elevation, Double bedroom, power points and radiator, built in storage cupboard.

### Bedroom Two

2.88m x 3m (9'5" x 9'10")

Window to rear elevation, Double bedroom, power points, radiator, door into;

### En Suite Cloakroom

low level WC and pedestal wash hand basin.

### Shower Room

1.79m x 1.83m (5'11" x 6'0")

Obscure window to side elevation, a three piece suite comprising of shower cubicle with electric shower over, vanity wash hand basin, WC and heated towel rail.

## Garage

2.31m x 5.45m (7'7" x 17'11")

With up and over door, power and lighting and a door to the side elevation leading out to the garden.

## Rear Garden

To the rear of the property you will find a well maintained privately enclosed rear garden. The garden is laid to lawn and features a range of raised flower beds , plants and shrubbery. There is also paved patio seating area and greenhouse and decking seating area.

## Front Garden

The front of the property is low maintenance laid to gravel with a flower boarder and concrete path to the front entrance.

## Driveway

There is a concreted driveway to the front of the property allowing several vehicles to park.

## 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

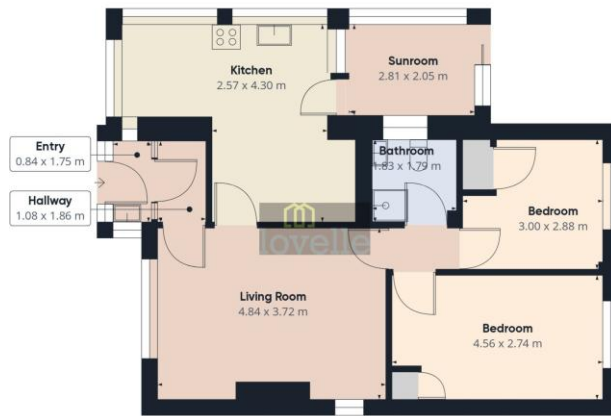
## Directions

From our office on Victoria Road Head north-west on Victoria Road/A52 towards Knowle Street, Turn left onto Knowle Street, Turn left onto Seacroft Road. Follow the road down and the property can be found on the left hand side.

## Services

The property has mains gas, 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 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.





Floor 0 Building 1



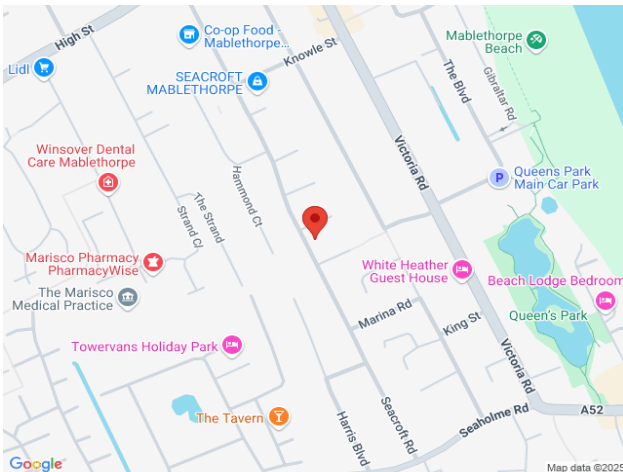
Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
83.76 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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01507 478297

Mablethorpe@Lovelle.co.uk

