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## The Strand, Mablethorpe



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property it must be

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Guide price £110,000



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £110,000.

Lovelles are pleased to bring to market a two bed semi detached bungalow in Mablethorpe with NO ONWARD CHAIN. The property benefits from a private rear garden , driveway and garage.

#### Key Features

- Semi Detached Bungalow
- No Onward Chain
- Two Bedrooms
- Rear Garden
- Driveway
- Garage
- EPC rating C
- Tenure: Freehold





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Lovelles are pleased to bring to market a two bed semi detached bungalow in Mablethorpe with NO ONWARD CHAIN. The property benefits from a private rear garden , driveway and garage. The property comprises of Kitchen, Lounge, Two Bedrooms and Bathroom. With Rear Garden , Garage and Driveway.

### Entrance Hall

0.82m x 0.86m (2'8" x 2'10")

Upvc door in, door into;

### Kitchen

4.07m x 2.18m (13'5" x 7'2")

Dual aspect windows to front and side elevation, modern kitchen fitted with a range of base and wall units with worktop over, one bowl sink unit with drainer, plumbing for washing machine , space and plumbing for dryer, , electric cooker with hood over, fridge freezer, power points and heated towel rail. The Gas combination boiler which supplies the central heating and hot water is housed here with portable programmer controls. Upvc door out to driveway.

### Lounge

5.22m x 3.34m (17'1" x 11'0")

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

### Inner Hallway

Doors to all rooms and access to loft which is boarded with ladder.

### Bedroom One

2.78m x 3.11m (9'1" x 10'2")

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

### Bedroom Two

3.71m x 2.36m (12'2" x 7'8")

Double bedroom, radiator, power points and sliding patio doors leading out to the rear garden.

### Bathroom

1.95m x 2.18m (6'5" x 7'2")

Obscure window to side elevation, a three piece suite consisting of bath with shower over, WC and pedestal wash hand basin, heated towel rail , partly tiled walls and built in storage cupboard.

### Rear Garden

To the rear you will find a fully enclosed rear garden with fencing to all sides. The garden is laid to artificial grass with borders. There is a gate leading out onto the road. There is a gate leading to the driveway.

### Garage

Detached garage with up and over garage door, side door with power and lighting.

### Front

The front of the property is laid to lawn. To the side there is a spacious driveway 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.

## 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 A. 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.

## Directions

Head north-west on Victoria Road/A52 towards Knowle Street for 75 feet, Turn left onto Knowle Street, Turn right onto Seacroft Road for 0.1 miles. Turn left onto High Street/A1104 for 0.1 miles, Turn left onto The Strand for 0.2 miles, Turn left to stay on The Strand and the property can be found on the right hand side.

## 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

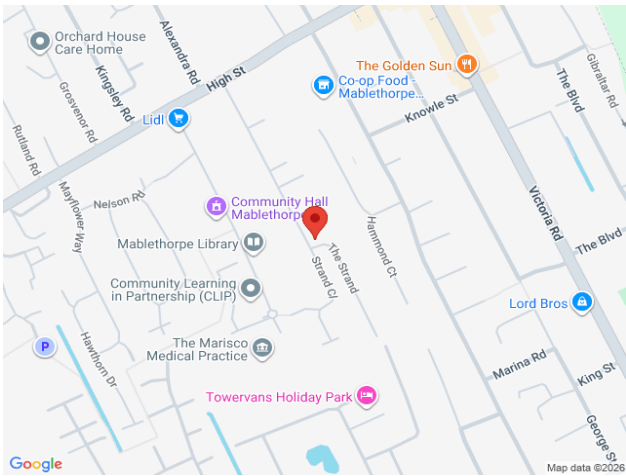
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

## Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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