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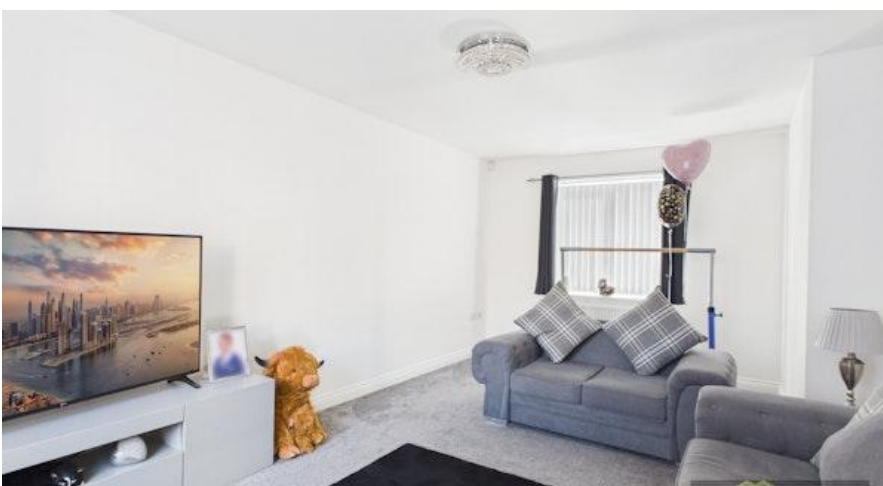


Dales Avenue, Mablethorpe



When it comes to
property it must be


lovelle



£265,000



Lovelles are pleased to bring to market this well presented and immaculate four bed detached family home which was recently built in 2021 and includes remaining NHBC warranty. The property is in close walking proximity to the shops , school and beach in Mablethorpe . Viewing is advised to see the space this property has to offer.

Key Features

- Detached Family House
- Four Bedrooms Master With En Suite
- Well Maintained Rear Garden
- Recently Built in 2021 with Remaining NHBC Warranty
- Close Walking Distance of Amenities, Schools and the Beach
- Link Detached Garage and Driveway
- EPC rating B
- Tenure: Freehold





Lovelles are pleased to bring to market this well presented and immaculate four bed detached family home which was recently built in 2021 and includes remaining NHBC warranty. The property is in close walking proximity to the shops, school and beach. Viewing is advised to see the space this property has to offer. The property comprises of Entrance Hall, Lounge, Kitchen Diner, Utility Room, Master Bedroom With En Suite, Three Further Bedrooms and Family Bathroom. With Well Maintained Rear Garden, Driveway and Garage.

Entrance Hall

1.93m x 1.29m (6'4" x 4'2")

Entry via a composite door, stairs to first floor, access into kitchen and lounge.

Lounge

5.61m x 2.95m (18'5" x 9'8")

With dual aspect windows to front and rear elevation, spacious room, power points, tv point and two radiators.

Kitchen Diner

6.85m x 3.25m (22'6" x 10'8")

Window to front elevation, a spacious modern fitted kitchen with a range of base and wall units, integrated 50/50 fridge freezer, eye-level double oven and grill, hob with stainless steel extractor over, integrated dishwasher, one and half bowl stainless steel sink unit with drainer, breakfast bar area with seating, power points, spotlights, two radiators, tv point, space for dining table and double opening 'French' doors lead out to the rear garden. Door into;

Utility Room / WC

2.43m x 1.54m (8'0" x 5'1")

Obscure window to rear elevation, base units with worktop over, one bowl stainless steel sink, WC, space and plumbing for washing machine, consumer unit, power points and radiator. The boiler is housed here.

First Floor Landing

1.64m x 2.94m (5'5" x 9'7")

Stairs to first floor, gallery landing, window to rear elevation overlooking the garden and storage cupboard.

Master Bedroom

3.25m x 3.3m (10'8" x 10'10")

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

En Suite

2.16m x 1.25m (7'1" x 4'1")

Obscure window to front elevation, a three piece suite comprising of shower cubicle, pedestal wash hand basin, WC and ladder style radiator.

Bedroom Two

2.53m x 3.49m (8'4" x 11'6")

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

Bedroom Three

2.19m x 2.46m (7'2" x 8'1")

Window to rear elevation, radiator and power points.

Bedroom Four

2.25m x 2.3m (7'5" x 7'6")

Window to rear elevation, radiator and power points.

Family Bathroom

1.88m x 2.46m (6'2" x 8'1")

Obscure window to side elevation, a three piece suite comprising of bath with shower over and glass screen, pedestal wash hand basin, WC , ladder style radiator and spot lights.

Rear Garden

To the rear you will find a well maintained , spacious and private landscaped rear garden. The garden is laid to lawn with paving slabs and a decorative flower boarder. There is a seating area and access to the front via a timber gate.

Front

The front of the property is fronted by a dwarf hedge defining the boundary and creating privacy with a concrete slab pathway leading to the entrance. There is a Block paved driveway to the right of the property leading to the link-detached garage.

Garage

With up and over garage door, with power and lighting, pedestrian door leading out to the garden.

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

Head towards Knowle Street, Turn left onto High Street/A1104, Continue to follow A1104 , Turn right onto Tuplin Road ,Turn left onto Dales Avenue. The property is the first one on the left hand side.

Services

The property has mains electric, 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 C. EPC RATING 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. 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.

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

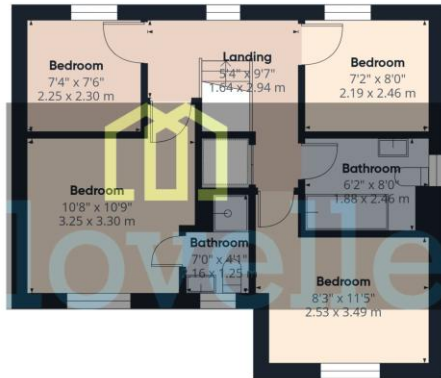
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared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



Floor 0



Floor 1



Approximate total area⁽¹⁾

983 ft²
91.2 m²

Reduced headroom

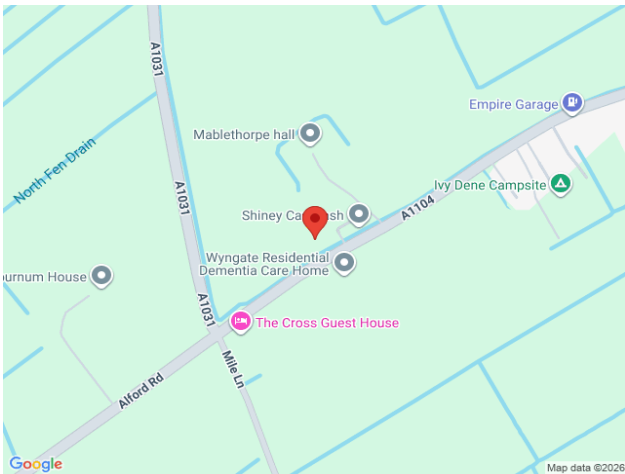
5 ft²
0.5 m²

(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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