

Buy. Sell. Rent. Let.



Golf Road, Mablethorpe



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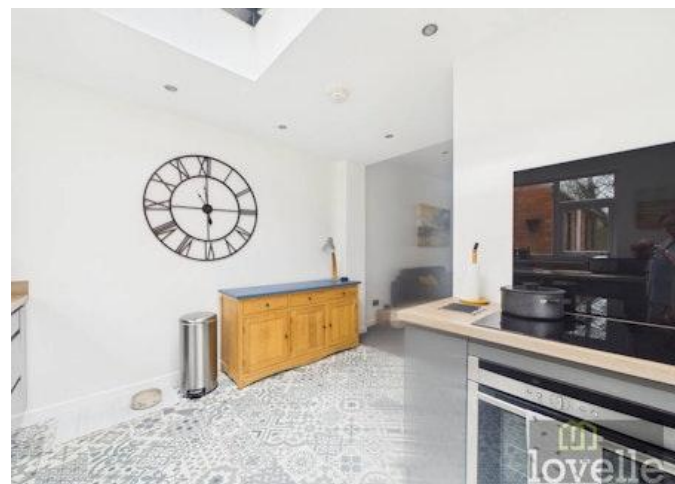
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When it comes to
property it must be


lovelle



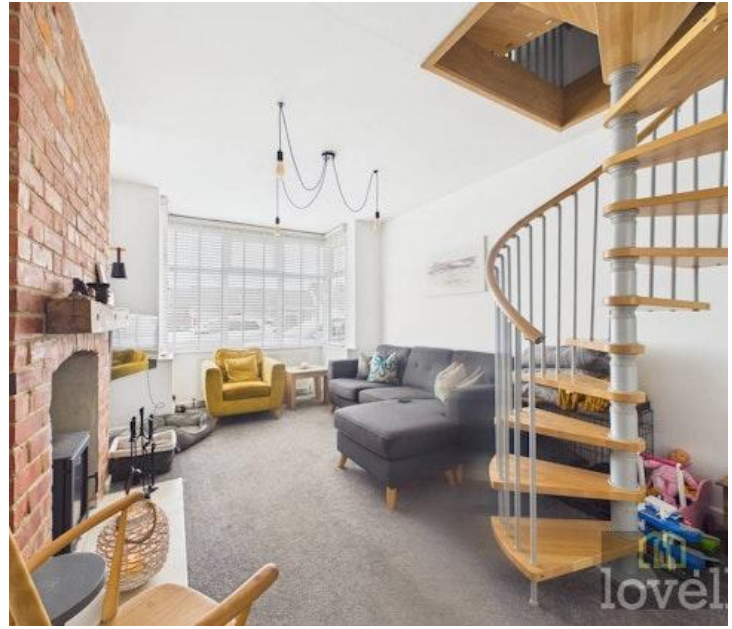
£275,000

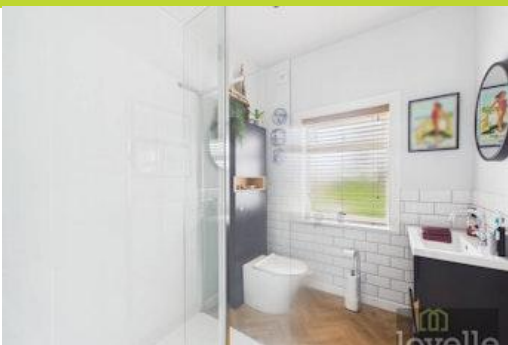


Lovelle are pleased to offer for sale a fully renovated detached THREE bedroom bungalow, within walking distance of the beach of Mablethorpe, being located close to the local shop, a short walk into town to all other amenities and a short distance from Tesco supermarket.

Key Features

- Being Sold With No Upper Chain
- Modern Refferbishment
- THREE Bedrooms
- Fully Enclosed Rear Garden
- Out-Buildings with Power and WC
- Open Plan Kitchen, Dining and Living Areas
- EPC rating U
- Tenure: Freehold





Lovelle are pleased to offer for sale a fully renovated detached THREE bedroom bungalow, within walking distance of the beach of Mablethorpe, being located close to the local shop, a short walk into town to all other amenities and a short distance from Tesco supermarket. This modern detached bungalow offers, entrance porch, entrance hallway, open plan lounge, dining room and modern kitchen, ground floor shower room, two ground floor double bedrooms, a modern spiral staircase leads to the first floor where a further double bedroom can be found and open landing with storage, there is a fully enclosed rear garden with brick built storage areas with electricity connected along with outside WC . This property must be viewed to appreciate the internal finish. Viewing by appointment only.

Entrance Porch

Entering from the front of the property via double opening timber glazed doors into a small porch, giving access to the composite front door.

Entrance Hall

Giving access to all ground floor rooms, ceiling light and radiator.

Open Plan Living Area

Contemporary finish with clearly defined area's, firstly there is the lounge area with a box bay window to the front elevation, TV point, electric sockets, feature multi fuel burner in brick surround, the spiral staircase separates the lounge from the dining area, there is plenty of space for a good size dining room table, ceiling light and built in storage cupboard, this then leads into the modern kitchen with a range of base units with complimentary work surface over, integrated electric hob and oven, with extractor hood over, inset single drainer sink with mixer tap over, with plenty of electric sockets, ceiling spot lighting and Upvc window to the rear elevation, double opening Upvc "French" doors lead into the rear garden to the side of the kitchen, tiled kitchen flooring makes this a very workable kitchen area.

Bedroom One

Having a Upvc box bay window to the front elevation, original feature corner fireplace, ceiling light, radiator, electric sockets this is a great size double bedroom.

Bedroom Two

With a Upvc window to the rear elevation, feature corner original fire surround, ceiling light, central heating radiator.

Ground Floor Bathroom

With Part tiled walls , Vinty sink unit with draw storage under, hidden cistern WC, Walk in shower cubical with mains fed rainfall shower head, glazed shower screen to side and rear, ceiling light and towel radiator.

Spiral Stairs To First Floor

From the open plan living area there is a spiral staircase that leads to the first floor.

First Floor Landing

Having a central heating radiator, eves storage, ceiling light, doorway into bedroom Three.

Bedroom Three

Being a good size double bedroom, with two windows to the side elevation, ceiling light, central heating radiator.

Outside Space

Brick Built Storage

Brick built outside stores comprising of two rooms and a private WC, measuring - WC 1.21 m x 2.45 m, second store 3.03 m x 2.42 m and final room is 3.27 m x 2.42 m.

Enclosed Rear Garden

To the rear of the property is a fully enclosed garden area with raised planted beds, fenced to all sides, gravel and brick patio areas, mature tree and shrubs.

Walled Front Garden and Parking

To the front of the property is a block patio driveway offering off road parking and access to the garage.

Attached Garage

Double opening doors to the front elevation, opening into the garage, window to the rear elevation.

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 towards Knowle Street ,Turn right onto High Street, High Street turns left and becomes Quebec Road , Turn left onto Golf Road . Follow the road 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. 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.

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.

How To Book a Viewing

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.

Mortgages

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.

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.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area^m

1191 ft²
110.6 m²

Reduced headroom

12 ft²
1.2 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



When it comes to **property**
it must be

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