

Buy. Sell. Rent. Let.



16 Rose Grove, Mablethorpe, LN12 1NZ



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Shared Ownership £46,950

When it comes to
property it must be


lovelle



Shared Ownership £46,950



- Key Features**
- 25% Shared Ownership End Terraced House
 - Overlooking Pleasant Green Area & Views Towards the Wolds
 - Two Bedrooms
 - Driveway, Carport & Garage

- Good Size Rear Garden
- Air Source Heat Pump Central Heating
- EPC rating C
- Tenure: Leasehold





Available with NO ONWARD CHAIN! This appealing two-bedroom end terraced town house offers a practical layout and well-considered features, creating an ideal home for a variety of occupants. The accommodation is presented under a 25% shared ownership arrangement, providing a valuable opportunity to take the first step onto the property ladder. With a useful utility room, an open plan lounge/kitchen, delivering a modern environment with Juliette balcony suitable for everyday living and entertaining. The property benefits from air source central heating offering modern energy-efficient technology.

The two bedrooms provide well-proportioned personal space, complemented by a modern family bathroom. Externally, the property enjoys a good size rear garden, offering a private outdoor retreat. To the front, the residence is enhanced by a pleasant outlook over a green area with open views towards the Wolds, lending a tranquil aspect whilst remaining part of a thriving community setting.

Additional noteworthy features include a driveway, carport, and garage, ensuring ample provision for parking and storage. The home is a 25% SHARED OWNERSHIP leasehold tenure. The lease of 99 years started 2010. The current rent payable is £341.66 and service charge of £37.45 a year.

The property occupies a position overlooking attractive green amenity space and benefits from views towards the Wolds. This setting combines access to outdoor enjoyment and a sense of community. The wider area provides a range of local amenities, educational facilities, and transport connections, making it a convenient and well-rounded location for modern living.

Hall

Entered via front composite door with radiator, stairs to the first floor, storage cupboard and door to;

Utility Room

2m x 1.72m (6'7" x 5'7")

With composite door opening to the rear garden, space and plumbing for washing machine, radiator, extractor fan.

Landing

With stairs to the second floor, airing cupboard, UPVC window to the front aspect, doors to;

Open Plan Lounge/Kitchen

5.39m x 2.85m (17'8" x 9'5")

The Kitchen area comprises; fitted base and wall cupboards, work surfaces, 1 & 1/2 bowl sink, Hotpoint fridge, integrated electric oven and hob. Lounge area has French doors to Juliette balcony and radiator.

Bedroom Two

2.86m x 2.37m (9'5" x 7'10")

With UPVC window to the front aspect, radiator.

Bathroom

2.38m x 1.72m (7'10" x 5'7")

With UPVC window to the rear aspect, comprising panel bath with electric shower over, extractor fan, pedestal wash hand basin, low level WC, radiator, tiled splash backs and ceiling light.

Second Floor

Stairs from first floor open to;

Bedroom One

4.8m x 3.66m (15'8" x 12'0")

With UPVC window to the front aspect and skylight to the rear with views over the green and towards the Wolds, radiator, ceiling light, loft hatch.

Outside

To the rear of the property is a fully fenced garden with large patio area and lowed garden also included in the sale is a wooden summer house with further gravelled parking space and side gate. To the side of the property is an open grassed area which leads to the grass open garden to the front of the property and a tarmac driveway to carport and the garage

Garage

With up and over door, currently portioned with stud wall to create a storage area to the front 2.871 x 2.577 and a work shop to the rear 2.553 x 2.102 with UPVC window, worktops and power and light

Carport

2.59m x 2.62m (8'6" x 8'7")

Services

We have not tested any heating systems, fixtures, appliances or services. 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.

Location

Mablethorpe is a popular Lincolnshire coastal resort, renowned for its sandy beach, traditional seaside, attractions, and relaxed atmosphere. With a good range of local amenities, shops, cafes and leisure facilities the town offers an appealing mix of coastal living and everyday convenience.

Directions

From the Lovelles office on Roman bank sked ness head north on Roman Bank/A52 towards Ingoldmells. continue through Ingoldmells, Hogsthorpe, Mumby, Huttoft, Sandilands, Sutton on Sea and Trusthorpe following the A52 towards Mablethorpe. On entering Mablethorpe continue onto Seaholm Road and follow the road towards the town centre. Turn into Rose Grove where number 16 will be found on the right hand side marked by our for sale board.

Material Information Link

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

<https://moverly.com/sale/EST39cR44A6B4dkaCH2S3x/view>



Material Information Data

Tenure: Leasehold
Lease length: 83 years remaining (99 years from 2010)
Service charge: £37 year pa
Shared ownership: 25% owned
Council tax band: A
EPC rating: C
Semi-detached house, standard brick & block construction
2 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None
Loft: insulated and unboarded, access by Hatch
Outside areas: Front, Side & Rear gardens
No spray foam insulation
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Electricity central heating, installed 01/05/16
Heating features: Double glazing and air source heat pump
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three good, EE great
Parking: Communal, Garage, Driveway
Not in a controlled parking zone
No disabled parking available
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded
No specialist issues recorded
Onward chain: no

Title Register Restrictions

The owner must get a certificate from a third party to prove they have followed specific rules in the lease regarding the sale of the property before a transfer can be registered.
The owner cannot sell or transfer the property without the written consent of Leeds Building Society, which is a standard requirement for properties with a mortgage.
The property must only be used as a private home or garage, and any new buildings or changes to the outside appearance must be approved by a surveyor.
No trade or business can be carried out on the land, although agricultural use is permitted if it is not noisy or offensive.
Boundary fences must be approved by the previous owners or their surveyors.
No buildings or structures can be built on specific areas marked as roads on the original plans.
The owner is not allowed to change the layout of the roads on the estate.
The lease contains rules that limit the owner's ability to sell or sub-let the property without following certain p

Title Register Restrictions cont

The lease contains rules that limit the owner's ability to sell or sub-let the property without following certain procedures.
The owner may be required to give back the lease to the landlord in specific circumstances mentioned in the lease document.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. 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 <https://www.lovelle.co.uk/privacy-policy/> 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 01754 769769 to arrange an appointment.

Energy Performance Certificate

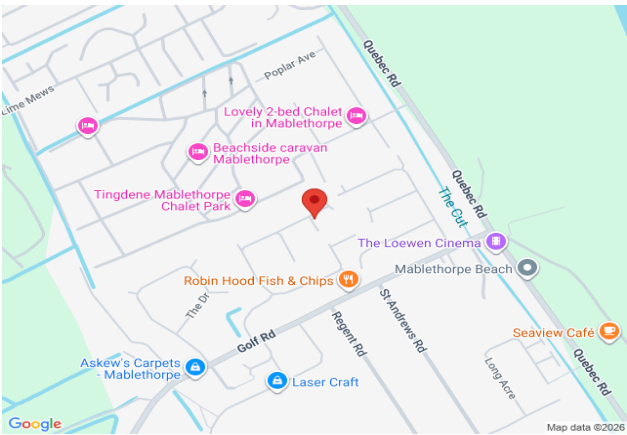
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

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.

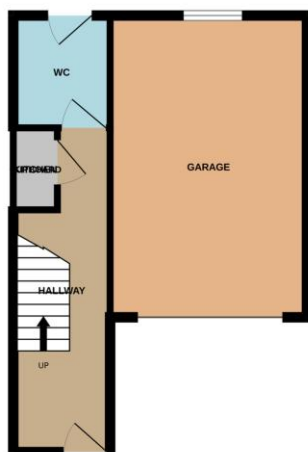
Anti Money Laundering Regulations

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.

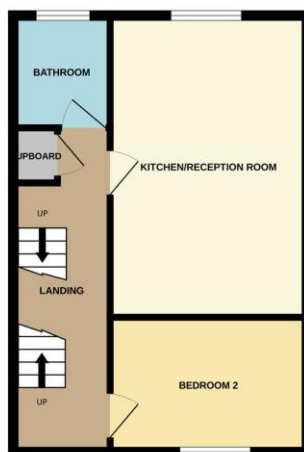


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	91 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

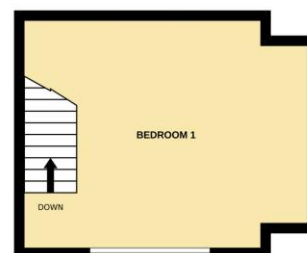
GROUND FLOOR



1ST FLOOR



ATTIC ROOM



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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When it comes to **property**
it must be


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