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Pinfold Lane , Alford



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When it comes to
property it must be


lovelle



£280,000



Lovelles are pleased to bring to market this deceptively spacious three bed detached bungalow situated in the quaint village of Beesby between Alford and Mablethorpe. The property sits on a generous plot with a wrap around garden. The property benefits from no onward chain.

Key Features

- NO ONWARD CHAIN
- Village Location
- Three Bedrooms
- Wrap Around Garden
- Detached Bungalow
- Garage and Carport
- EPC rating E
- Tenure: Freehold





Lovelles are pleased to bring to market this deceptively spacious three bed detached bungalow situated in the quaint village of Beesby between Alford and Mablethorpe. The property sits on a generous plot with a wrap around garden. The property benefits from no upward chain. The property comprises of Porch, Lounge, Kitchen Diner, Three Bedrooms and Bathroom. With Driveway, Garage, Carport and Wrap around Garden.

Porch

1.38m x 1.56m (4'6" x 5'1")

Entry in via front door, radiator, built in double storage cupboards and door into;

Lounge

6.97m x 3.92m (22'11" x 12'11")

Large picture window to front elevation, spacious lounge, two radiators, brick feature wall and fireplace and power points.

Kitchen Diner

3.94m x 3.27m (12'11" x 10'8")

Window to front elevation, fitted with a range of base and wall units with worktop over, tiled splashbacks, one and half bowl sink unit with drainer, space for cooker, extractor hood, integrated fridge, power points. Space for fridge freezer or dining table. Door out into;

Inner Hallway

0.98m x 0.89m (3'2" x 2'11")

With built in storage cupboard housing the oil boiler.

Side Porch

0.98m x 2.82m (3'2" x 9'4")

Access in via a wooden door to front, gives access to the kitchen and a door leading into the garage.

Hallway

4.84m x 1.04m (15'11" x 3'5")

Access to all rooms, double built in storage cupboard, a further built in storage cupboard, radiator and access to the loft.

Bedroom One

3.3m x 4.19m (10'10" x 13'8")

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

Bedroom Two

2.9m x 3.01m (9'6" x 9'11")

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

Bedroom Three

3.91m x 3.01m (12'10" x 9'11")

Window to rear elevation, electric feature fire, built in cupboards with desk over, radiator and power points. The previous vendors used this as an office space.

Family Bathroom

2.67m x 2.33m (8'10" x 7'7")

Obscure window to side elevation, a three piece comprising of bath, built in vanity unit with hand wash basin and WC , tiled walls and extractor fan.

Garage

3.6m x 6.09m (11'10" x 20'0")

Accessed via the side porch, up and over door, window to rear elevation, access to the garden via a pedestrian door, base and wall units with worktop over and one bowl stainless steel sink unit.

Front

The front of the property is accessed via a brick wall and hedging with driveway leading up to the property. The driveway can allow several vehicles to park. There is a carport situated next to the garage. The front of the garden has been well maintained and is laid to lawn with an array of trees, shrubs and attractive flowers.

Gardens

The garden is a wrap around garden and has been well maintained. A hedge and fence defines the boundary and provides privacy. The garden is predomaintly laid to lawn with a concrete seating area. The garden has a variety of mature trees , shrubs and flowers. There is a concrete path with garden arches leading to a gate.

Location

Beesby is a village and a former civil parish, now in the parish of Beesby with Saleby, in the East Lindsey district of Lincolnshire, England. The village is situated approximately 4 miles south-west from Mablethorpe, and just to the east of the A1104 road.

Directions

Head north-west on Victoria Rd/A52 towards Knowle Street, Turn left onto High Street/A1104, Continue to follow A1104 for 4.6 miles, Turn left onto Pinfold Lane and the property can be found on the left.

Services

The property has mains electric, water and septic tank 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 .

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 Note





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

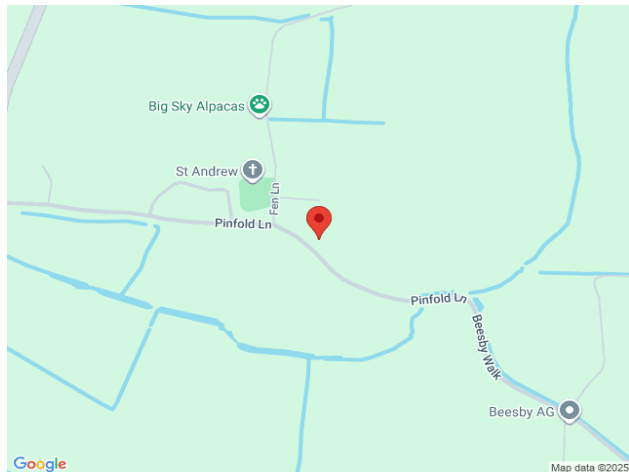
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared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



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