

Buy. Sell. Rent. Let.



Kent Avenue, Theddlethorpe



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When it comes to  
property it must be

  
lovelle



£260,000

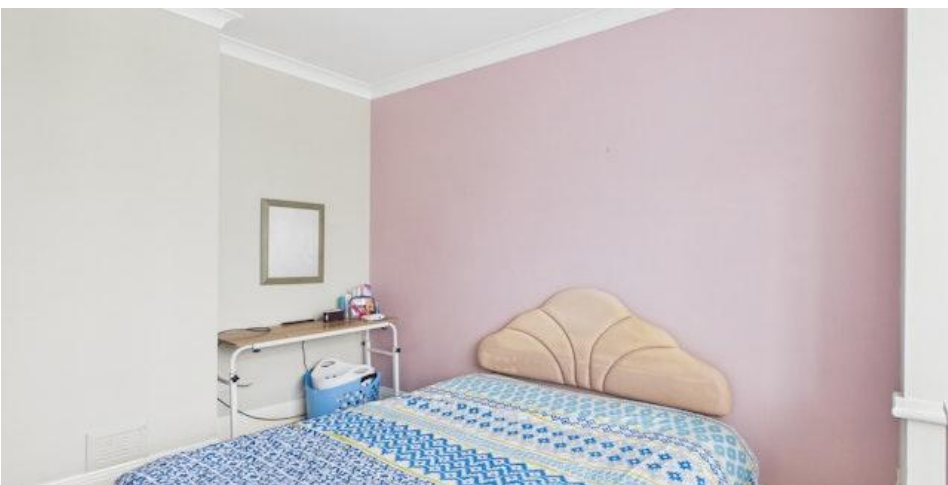


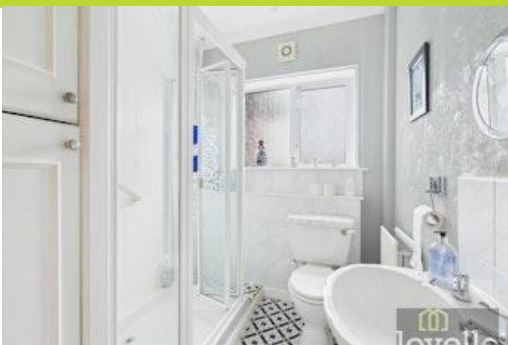
Lovelles are pleased to bring to market this spacious two bed detached bungalow Set in a semi rural location in Theddlethorpe with open field views to the front and rear. The property is being sold with no Upward Chain! Viewing is advised to see what this property has to offer.

#### Key Features

- NO ONWARD CHAIN
- Detached Bungalow
- Two Bedrooms
- Kitchen With Dining Area
- Rear Garden
- Open Field Views
- EPC rating U
- Tenure: Freehold







Lovelles are pleased to bring to market this spacious two bed detached bungalow Set in a semi rural location in Theddlethorpe with open field views to the front and rear. Viewing is advised to see what this property has to offer. The property comprises of Entrance Hall, Lounge, Kitchen, Dining Area, Two Bedrooms, Sun Room and Shower Room. With Rear and Front Garden, Driveway and Garage.

### Entrance Hall

4.46m x 1.04m (14'7" x 3'5")

Entry via Upvc door, access to all rooms, radiator and power points.

### Lounge

3.99m x 4.2m (13'1" x 13'10")

Box bay window to front elevation, power points, radiator , telephone point and tv point.

### Dining Area

3.3m x 3.89m (10'10" x 12'10")

Bow window to side elevation, multi fuel stove set in brick surround with tiled hearth , radiator, power points and archway into;

### Kitchen

2.44m x 3.92m (8'0" x 12'11")

Window to rear elevation, fitted with a range of wall and base units with worktop over, Integrated oven , integrated microwave, hob with filter hood over , one bowl stainless steel sink unit with drainer, integrated fridge/ freezer, space and plumbing for washing machine, power points, tiled splashbacks. Upvc door leading out to rear garden.

### Bedroom One

4.01m x 3.6m (13'2" x 11'10")

Box bay window to front elevation, double bedroom, radiator and power points.

### Bedroom Two

3.3m x 3.14m (10'10" x 10'4")

Double opening 'French' doors lead out into the sun room, radiator and power points.

### Sun Room

2.27m x 3.35m (7'5" x 11'0")

Windows to all elevations, poly carbonate roof and sliding door out to the rear garden.

### Shower Room

2.13m x 1.8m (7'0" x 5'11")

Obscure window to rear elevation, a three piece suite comprising of shower cubicle, pedestal wash hand basin, WC, part tiled walls , extractor fan and built in cupboard.

### Garage

Window and door to side elevation, power and lighting.

### Rear Garden



To the rear you will find a fully enclosed rear garden. The garden is predominantly laid to lawn with a paved pathway. There is open field views to the rear.

### Front

The front of the property is laid to lawn with a brick feature wall defining the boundary. There is ample space for parking allowing several vehicles to park. There is a timber gate allowing entry into the garden.

### Location

Theddlethorpe is a small village with a few amenities including a primary school, village hall and a well renowned 15th Century church. Many amenities can be found nearby in Mablethorpe on the east coast or Louth which is approximately 11 miles away. The market town of Louth where you will find all of the attractions of a busy market town has a wide spectrum of retailers.

### Directions

From our office Head towards Knowle Street, Turn right onto High Street, High Street turns left and becomes Quebec Road , Turn left onto Meers Bank ,Meers Bank turns slightly left and becomes Kent Avenue. Follow the road the property can be found on the right hand side.

### Services

The property has mains 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 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.

### Agents Notes

**\*\*THE PROPERTY IS CURRENTLY GOING THROUGH PROBATE\*\***

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.

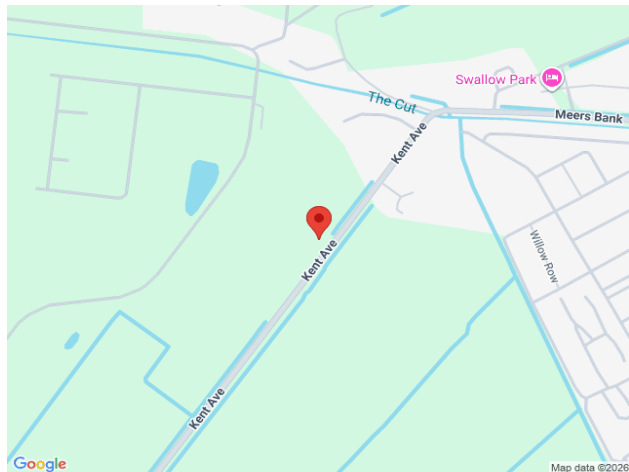
### EPC

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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