

Buy. Sell. Rent. Let.



Wellington Road, Mablethorpe

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When it comes to  
property it must be

 **lovelle**



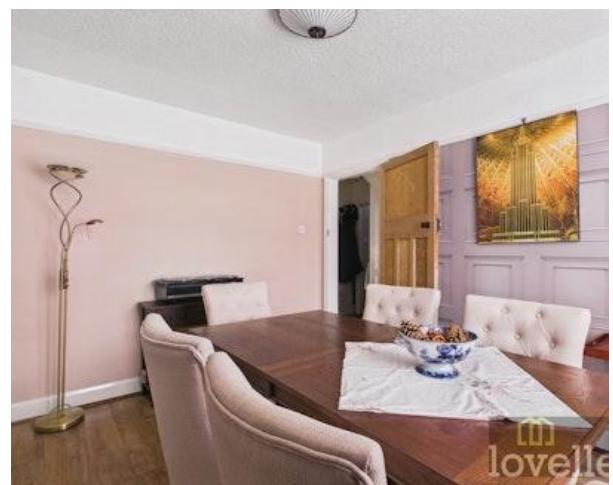
£250,000



Lovelle are pleased to offer for sale a beautiful detached FOUR bedroom house in Mablethorpe with some original features . The Property is located within walking distance of the town centre and a short distance from the beach and playing fields.

#### Key Features

- Detached House
- FOUR Bedrooms
- Lounge
- Kitchen
- Dining Room
- Conservatory
- EPC rating C
- Tenure: Freehold





Lovelle are pleased to offer for sale a beautiful detached FOUR bedroom house in Mablethorpe with some original features . The Property is located within walking distance of the town centre and a short distance from the beach and playing fields. The property comprises of Entrance Hall, Lounge, Dining Room, Kitchen , Conservatory, WC, FOUR Bedrooms and Shower Room. With Privately Enclosed Rear Garden, Front Garden and Driveway.

### Entrance Hall

4.73m x 1.79m (15'6" x 5'11")

Staircase to first floor, under stairs storage cupboard , radiator and power points.

### Lounge

4.7m x 3.65m (15'5" x 12'0")

Bow window to front elevation, tv aerial point, telephone point , power points, radiator, picture rail and ' French' double opening patio doors leading into the conservatory.

### Dining Room

3.32m x 3.15m (10'11" x 10'4")

Bow window to front elevation, radiator, picture rail and power points.

### Kitchen

2.1m x 4.65m (6'11" x 15'4")

Windows to rear and side elevation, fitted with a range of base and wall units with worktop over, one bowl resin sink unit with drainer and stainless steel mixer taps, range cooker with extractor over, dishwasher, space for fridge/ freezer , plumbing for washing machine. There is a cupboard which house the wall mounted ' Worcester' combination boiler, power points and a door leading into;

### Conservatory

2.95m x 3.78m (9'8" x 12'5")

Windows to all aspects, polycarbonate pitched roof, ceiling fan, power points and 'French' double opening doors leading out into the rear garden.

### WC

Obscure window, two piece suite comprising of WC, wash hand basin with mixer taps and mermaid board to the walls.

### Landing

4.72m x 1.78m (15'6" x 5'10")

Window to front elevation , picture rail , power points and access to all rooms.

### Bedroom One

4.51m x 3.06m (14'10" x 10'0")

Spacious double bedroom, window to rear elevation , radiator , power points and picture rail.

### Bedroom Two

3.35m x 3.06m (11'0" x 10'0")

Spacious double bedroom, window to front elevation, radiator, power points and picture rail.

### Bedroom Three

2.31m x 3.71m (7'7" x 12'2")

Double bedroom, window to front elevation, radiator, power points and picture rail.

### Bedroom Four

2.31m x 3.69m (7'7" x 12'1")

Double bedroom, window to rear elevation, radiator, power points and picture rail.

### Bathroom

3.14m x 1.48m (10'4" x 4'11")

Obscure window to rear elevation, a three piece suite comprising of a panelled bath with stainless steel mixer taps, with mains twin shower head over, glass door, pedestal wash hand basin with stainless steel mixer taps, WC, built in storage cupboard and mermaid boarding to the walls.

### Outside Utility Room

Outside there is a utility providing ample space for appliances such as fridge/ freezer and washing machine, power and lighting. Accessed via the rear garden and a door to the front aspect leading to the driveway.

### Rear Garden

A good sized privately enclosed rear garden which is mainly laid to lawn and is fenced to all boarders. The garden has a paved patio area and a steel shed. The garden has a variety of fruit trees.

### Front Garden

The front of the property is laid to lawn with a low level brick wall and gate giving access to the front.

### Driveway

To the side of the property is a paved driveway providing off road parking.

### 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

From our office on Victoria Road, head towards the traffic lights and turn Left, take your first right hand turn onto Wellington Road and the property is located three quarters of the way down the street on your right 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. 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 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.

### 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.

### 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.





Floor 0

Approximate total area<sup>(1)</sup>

1331.5 ft<sup>2</sup>

123.7 m<sup>2</sup>

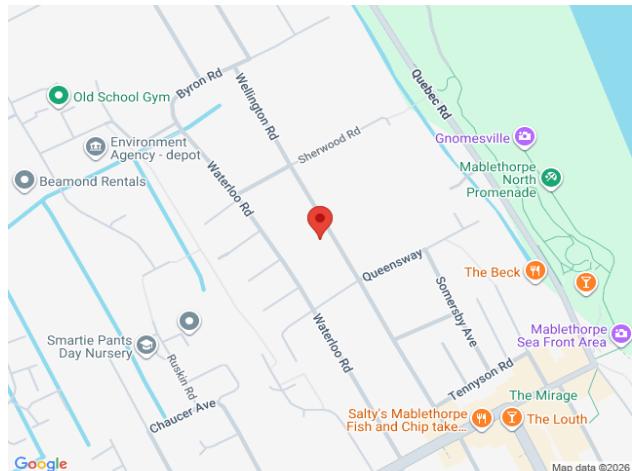


Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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