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Waterloo Road, Mablethorpe



When it comes to  
property it must be

  
**lovelle**



£199,999



Lovelle are pleased to offer for sale a spacious THREE bedroom semi detached dormer bungalow, within walking distance of the beach and Mablethorpe town amenities. The property benefits from Gas central heating and Upvc double glazing, private enclosed rear garden and off road parking with a private driveway and garage.

### Key Features

- NO CHAIN
- Semi detached dormer bungalow
- THREE Bedrooms
- Lounge and Conservatory
- Rear Garden
- Driveway and Garage
- EPC rating E
- Tenure: Freehold





Lovelle are pleased to offer for sale a spacious THREE bedroom semi detached dormer bungalow, within walking distance of the beach and Mablethorpe town amenities. The property benefits from Gas central heating and Upvc double glazing, private enclosed rear garden and off road parking with a private driveway and garage. The property comprises - Lounge, Kitchen, Bathroom, Two Ground Floor Bedrooms, Dining room, Conservatory, A further Bedroom Upstairs. A must to view to appreciate the size of the property itself.

### Entrance

Entry via Upvc door into;

### Lounge

3.24m x 4.7m (10'7" x 15'5")

Dual aspect windows to side and front elevation, two radiators, tv point and power points. Door into;

### Kitchen

3m x 1.33m (9'10" x 4'5")

Window to side elevation, wooden wall and base units with worktop over, space for cooker with wooden hood over, one and half bowl stainless steel sink unit with drainer, power points and fully tiled walls.

### Inner Hall

4.19m x 0.73m (13'8" x 2'5")

Upvc door giving you entry to side of property, radiator and doors into rooms.

### Bedroom One

3.31m x 3.32m (10'11" x 10'11")

Window to side elevation into hall and powerpoints.

### Bathroom

3.55m x 1.44m (11'7" x 4'8")

Obscure window to front elevation, a four piece suite comprising of bath, shower cubicle, pedestal wash hand basin, WC, ladder style radiator and fully tiled walls.

### Dining Room

Double opening 'French' doors lead into the conservatory, feature electric fireplace, power points and radiator.

### Conservatory

2.73m x 2.99m (9'0" x 9'10")

Windows to all elevations, double opening 'French' doors lead out to the rear garden and poly carbonate roof.

### Rear Hall

1.88m x 1.09m (6'2" x 3'7")

Door into bedroom and garage, door out to garden and power points.

### Bedroom Two

3.57m x 2.55m (11'8" x 8'5")

Upvc door out to garden, radiator, power point, spotlights and built in cupboard.

## Dormer Bedroom Three

2.93m x 2.74m (9'7" x 9'0")

Dual aspect windows to side and rear elevation, built in cupboard, radiator , tv point and power points.

## Garage

4.15m x 2.59m (13'7" x 8'6")

With power and light, power points.

## Rear Enclosed Garden

Enclosed rear garden with fencing to all sides. Low maintenance garden laid to paving with mature trees.

## Driveway

The front of the property is low maintenance laid to paving slabs with driveway to the side . There is gates to the front allowing entry.

## 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 Head north-west on Victoria Rd/A52 towards Knowle Street for 0.1 miles, Turn left onto High St/A1104 for 0.1 miles, Turn right onto Waterloo Road. The property can be found on the right hand side by our 'For Sale' boards.

## 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 A. 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.

## 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.

### Energy Performance Certificate

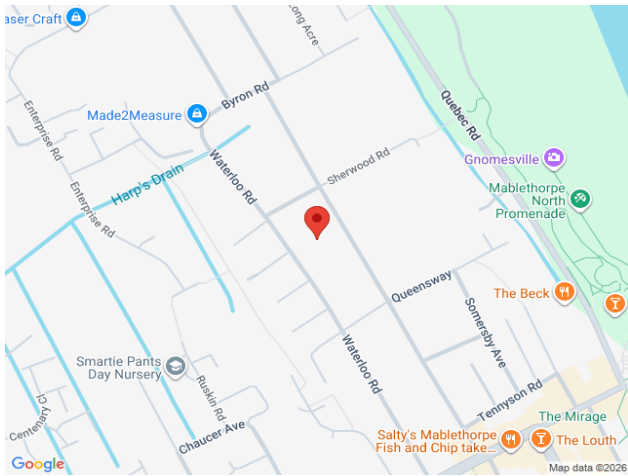
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

### 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.

### 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.



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01507 478297

Mablethorpe@Lovelle.co.uk

