

Buy. Sell. Rent. Let.



Kingsley Road, Mablethorpe



When it comes to
property it must be


lovelle



£169,950



We are pleased to offer for sale a Semi-Detached house in a convenient location for the Town and the Beach. Offering Two Bedrooms, open plan kitchen diner, enclosed rear gardens must be viewed.

Key Features

- Being Sold With No Upper Chain
- Semi-Detached House
- Two Bedrooms
- Open Plan Kitchen/Diner
- Lounge
- Enclosed Rear Garden
- EPC rating D
- Tenure: Freehold



We are pleased to offer for sale a Semi-Detached house in a convenient location for the Town and the Beach. Briefly comprising Lounge, Open Kitchen Dining Room, Two Bedrooms, Family Bathroom, Enclosed Rear Garden, Gas Central Heating.

Entrance Hall

3.53m x 1.02m (11'7" x 3'4")

Entering from the front of the property via a full timber door into the inner hall, with Upvc front window, Stairs leading to the first floor, under stairs storage cupboard, door leading to the lounge and open kitchen dinner, ceiling light and radiator.

Lounge

3.08m x 4.86m (10'1" x 15'11")

Having two Upvc windows to the rear elevation, radiator, laminate effect wood flooring, TV aerial, electric sockets.

Kitchen

4.39m x 2.62m (14'5" x 8'7")

Having a Upvc window to the side elevation and a further one to the front elevation, wall mounted gas boiler, single drainer sink with mixer tap over, space for free standing gas cooker, space for washing machine, a range of base units with roll edge work surface over, open into the dining room.

Dining Room

2.8m x 2.78m (9'2" x 9'1")

With Upvc window to the front elevation, central heating radiator, ceiling light.

Rear Utility/Porch

1.94m x 2.65m (6'5" x 8'8")

Being off the kitchen to the rear of the property, half glazed timber door to the rear.

Landing

1.44m x 1.97m (4'8" x 6'6")

Giving access to bedrooms and bathroom, loft hatch, and storage cupboard.

Bedroom One

2.83m x 3.95m (9'4" x 13'0")

With two Upvc windows to the front elevation, radiator, ceiling light being a very spacious room.

Bedroom Two

2.98m x 2.81m (9'10" x 9'2")

Having a Upvc window to the rear elevation, built in wardrobes with over bed storage, radiator and ceiling light.

Family Bathroom

1.67m x 1.95m (5'6" x 6'5")

Comprising of panelled bath, with shower taps over, pedestaled wash hand basin, dual flush WC, Upvc window to the rear elevation, part tiled walls, shaver point, ceiling light and radiator.

Enclosed Rear Garden

Mainly laid to lawn with fence to all sides, access to the side of the property.

Front Garden

Hedged front garden, with path leading to the front door.

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

Head towards Knowle Street, Turn left onto High Street/A1104, Continue to follow A1104 , Directly Opposite Lidl is the turning on the Right Hand side for Kingsley Road, the property will be located by our for sale board.

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. The property is placed in Tax band B. EPC RATING D. 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.

Mortgages

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

Energy Performance Certificate

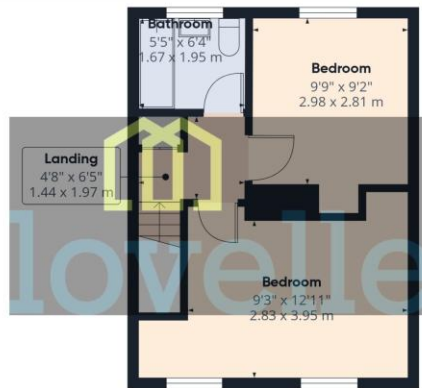
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

Agents Notes

This property currently has tenants in the property that have already been served notice under the section 21 rules. 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.



Floor 0



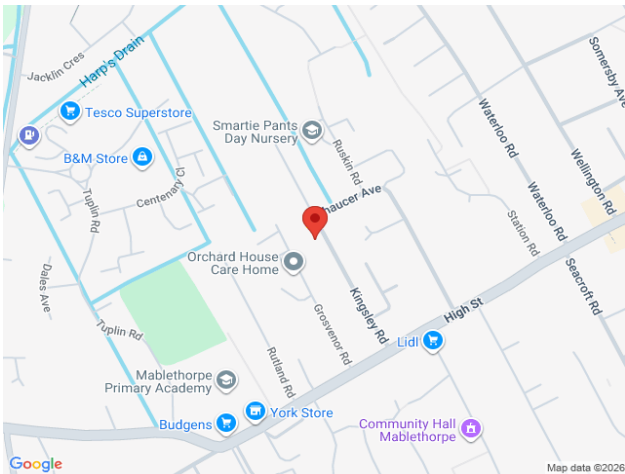
Floor 1

Approximate total area¹
810 ft²
75.3 m²

(1) Excluding balconies and terraces

Calculations reference theRICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE340



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