

Buy. Sell. Rent. Let.



Alford Road, Mablethorpe



2



2



1

When it comes to  
property it must be

  
lovelle



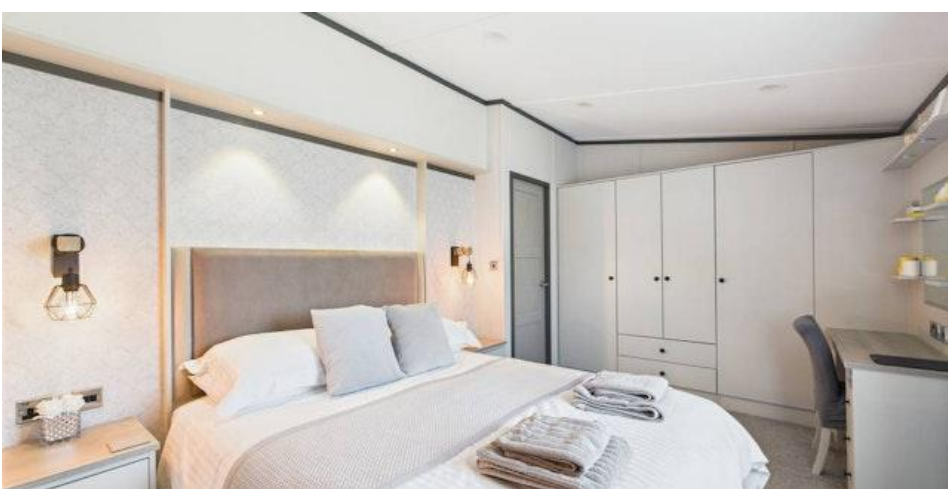
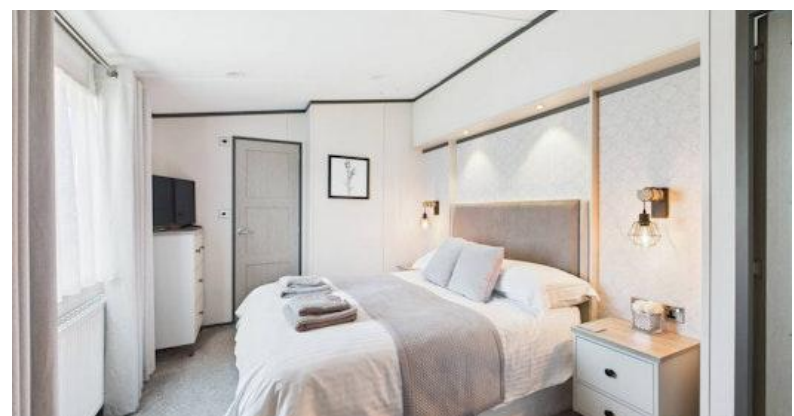
OIRO £115,000



Lovelles offer for sale this beautifully presented detached lodge situated on a double plot - Located in a superb prime location on the popular Grange Leisure park, if you love fishing then this is situated perfectly for you as it sits on the edge of the fishing lake. The Lodge offers double sliding French doors leading to a wide external decking area with a sunken hot tub. Inside- open plan living/kitchen area, very generous size bedrooms, and two bathrooms. THIS IS NOT TO BE MISSED.

#### Key Features

- Double Lodge Park Home
- Private Upvc Decking
- Sunken Hot Tub
- Private Driveway
- Two Double Bedrooms
- Master En-Suite Bathroom
- EPC rating Exempt
- Tenure: Leasehold





Lovelles offer for sale this beautifully presented detached lodge situated on a double plot - Located in a superb prime location on the popular Grange Leisure park, if you love fishing then this is situated perfectly for you as it sits on the edge of the fishing lake. The Lodge offers double sliding French doors leading to a wide external decking area with a sunken hot tub. Inside- open plan living/kitchen area, very generous size bedrooms, and two bathrooms. THIS IS NOT TO BE MISSED.

### Entrance Porch

2.1m x 1.46m (6'11" x 4'10")

From the side elevation entering into the entrance porch/utility room, having a door and window to the side elevation, space and plumbing for washing machine, single drainer sink with mixer tap over, base storage unit and wall mounted single unit, complimentary work surface over, ceiling spot lights, smoke detector, door leading into further storage cupboard, offering lockable storage larder unit, coat hanging space and further high storage shelving.

### Inner Hall

3.32m x 0.82m (10'11" x 2'8")

Giving access to bedrooms, "Jack and jill" shower room, and further storage cupboard housing the central heating boiler.

### Open Plan Lounge/Dining/Kitchen

6.32m x 5.86m (20'8" x 19'2")

With high vaulted ceilings giving extra feeling of spaciousness, having defined areas of the lounge sitting area with central feature wood effect electric wood burner and mantel over, two Upvc windows to the side elevation, ceiling spot lighting, central heating radiator, carpeted flooring, TV aerial point and sliding patio door to the rear onto the decking. With two sofas which are also sofa beds. The kitchen and dining area have herringbone laminate flooring with sliding Upvc patio doors to the rear elevation onto the rear decking area, two further Upvc side windows giving a light and area feeling again to the room, a further central heating radiator, table and chairs with over head pendant lighting.

### Kitchen Area

The kitchen being fully equipped with built in fridge freezer, dishwasher, wine cooling storage rack, single drainer sink, wall and base mounted fitted units incorporating drawers, built in microwave and extractor hood, full size built in double gas oven and integrated five burner gas hob, ceiling spot lighting and Velux ceiling light.

### Master Bedroom

4.74m x 2.91m (15'7" x 9'6")

Boasting a king size bed with bedside units to either side, fitted bank of wardrobes, dressing table and chair, Upvc window to the side elevation, central heating radiator, hidden over bed lights and modern wall mounted bedside lights, door leading into the master en-suite bathroom.

### Master En-Suite

1.7m x 2.77m (5'7" x 9'1")

Modern and fully fitted, comprising of panelled bath with mixer tap shower over, vanity WC, fully fitted vanity unit with "his and hers" wash hand basins fitted storage cupboards under, ceiling spot lights wall mounted fan and shaver point.

### Bedroom Two

3.59m x 2.88m (11'10" x 9'5")

Being a great size bedroom having two full size single beds in place, drawer storage, fitted wardrobe, over head storage shelving and fitted cupboard, central heating radiator, ceiling spotlighting and door leading into the "jack and Jill" shower room. Plus tv aerial point.

### Jack and Jill Shower Room

2.34m x 2.05m (7'8" x 6'8")

With Upvc window to the side elevation, full wall vanity unit with hidden cistern WC, wash hand basin, double shower cubical, ladder towel radiator, ceiling spot lighting, and decorative wall mounted shelving, further door leading to the inner hall.

## Outside Space

The lodge itself has Upvc decking with a mixture of glazed panels and Upvc spindles, being enclosed not to show anything under the lodge, electric power point, decking seating area and sunken hot tub, under roof lighting.

## Parking

To the side of the lodge is your own driveway parking that would fit two cars, leading to the steps to enter the lodge decking.

## 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 the office on Victoria Road Head north-west on A52 towards Knowle Street ,Turn left onto High St/A1104, Continue to follow A1104,Turn right onto the Grange Leisure Park.

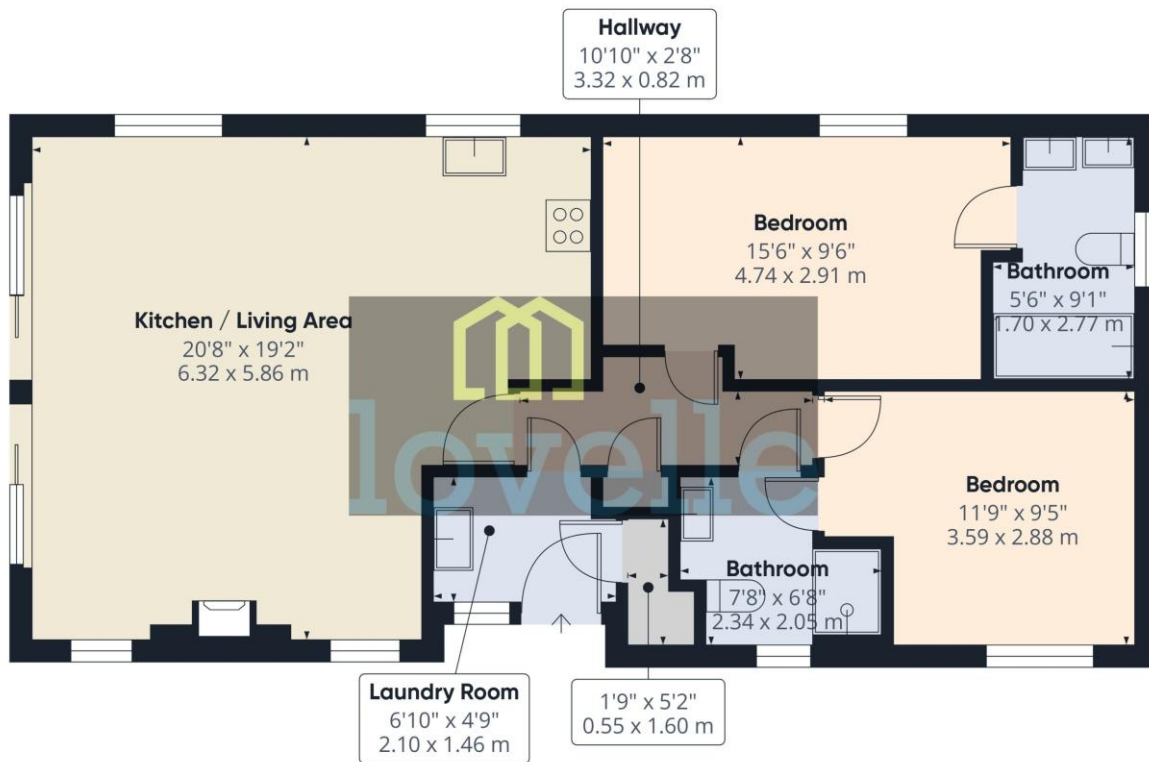
## Services

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 gas is piped .The property is exempt from council tax. 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. The ground rent is approx £4800 includes water. Can use 9 months of the year 1st march-30th november.

## Agents Notes

This has also been a pet free and smoke free lodge. A potential business opportunity as lodge can be let out. 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.



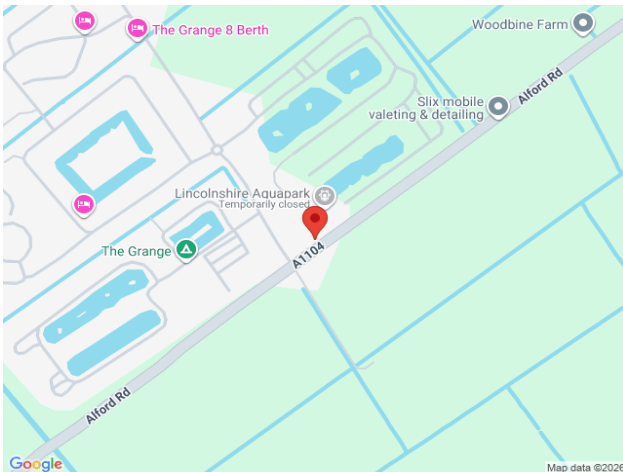


Approximate total area<sup>§</sup>  
756 ft<sup>2</sup>  
70.2 m<sup>2</sup>

(†) Excluding balconies and terrace

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

Calculations are based on RICS IPMS standard



When it comes to **property**  
it must be

**lovelle**

01507 478297

Mablethorpe@Lovelle.co.uk

