

Buy. Sell. Rent. Let.



Ivel Close , Mablethorpe



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When it comes to  
property it must be

  
**lovelle**





£59,950



Lovelle present this one bed, non standard construction chalet home situated in a quiet location of Mablethorpe. Our golden beach is just a 5 minute walk, with a corner shop, fish and chip shop and the cinema is in close proximity. The property is in need of some modernisation, but what better way to put your own stamp on your new home. The chalet sits proudly on a centre plot offering a good size rear garden. Off road parking, ample room for a motor home and vehicle.

#### Key Features

- Quiet Location
- Ample parking
- Rear Garden
- Near the beach
- Non Standard Construction
- Walking Distance of Town Centre
- EPC rating U
- Tenure: Freehold







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### Main Entrance

Entering via the wooden gate to the rear garden is a porch with a upvc door leading too;

### Kitchen

Window, Wall and base units, sink with taps, room for washing machine, fridge freezer, power points leading to;

### Lounge

with power points and an air vent used for a log burner, small porchway with wooden door leading to the front,

### Bathroom

Three piece suite with Wc, bath with over head shower, wash basin, lighting, radiator, extractor fan.

### Bedroom

Room for a double bed, window, power points, storage cupboard.

### Rear Garden.

Spacious enclosed rear garden Concreated for multiple vehicle's, with a feature walkway laid to stones, grass area.

### 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 Head north-west on Victoria Rd/A52 towards Knowle Street, Turn right onto High Street, High Street turns left and becomes Quebec Road , Turn left onto Golf Road, Turn right onto Ivel Grove, Turn left onto Ivel Close. Follow the road to the end and it becomes Chalet Gardens.

### 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 . EPC RATING . 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.



## 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.

## 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

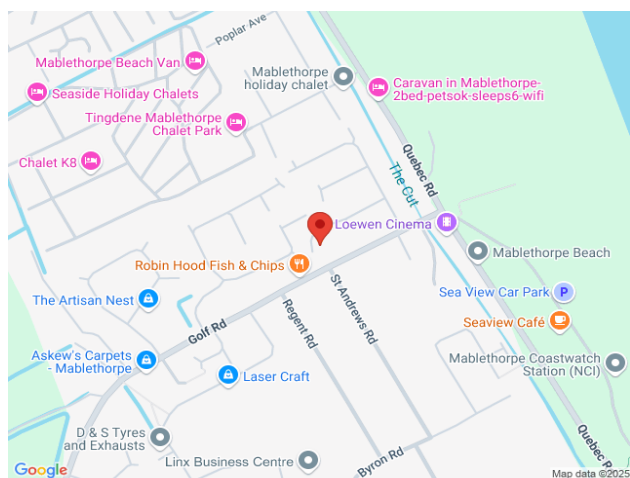
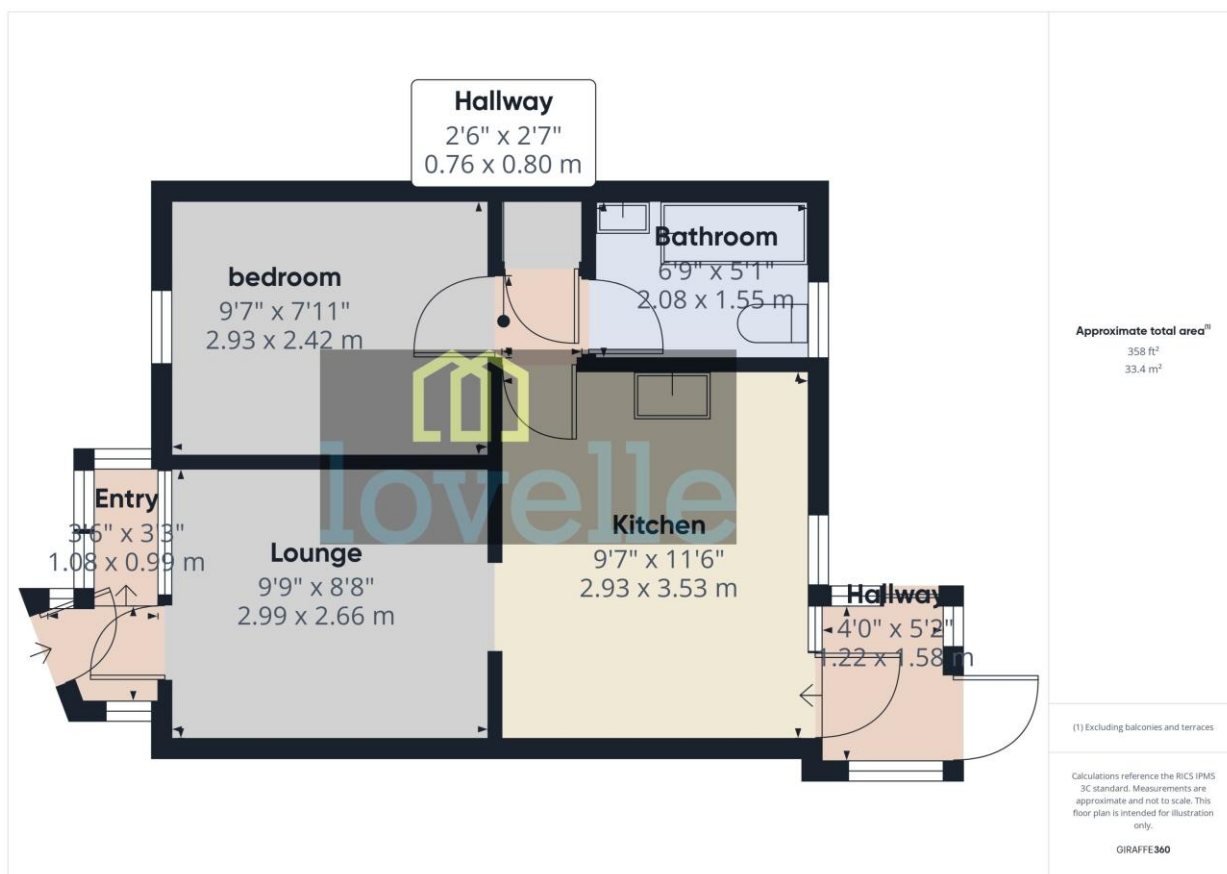
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared 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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