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St Andrews Road, Mablethorpe



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When it comes to  
property it must be

  
**lovelle**



Offers in excess of £145,000



Lovelles are pleased to bring to the market a semi-detached bungalow within walking distance of the beach and being sold with NO UPPER CHAIN.

The property benefits from a private driveway, two bedrooms, lounge, modern fitted kitchen, modern bathroom, good size rear garden.

#### Key Features

- No Upper Chain
- Semi-Detached Bungalow
- Within Walking Distance Of The Beach
- Outbuilding
- Enclosed Rear Garden
- Modern Fitted Kitchen
- EPC rating C
- Tenure: Freehold









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### Porch

0.71m x 2.13m (2'4" x 7'0")

Being full obscure glazed glass to the front elevation with obscure glazed door, entering into the entrance hall.

### Entrance Hall

Having a part glazed door from the entrance porch leading into the lounge area, and having a built in storage cupboard.

### Lounge

5.32m x 3.34m (17'6" x 11'0")

Having a box Upvc window to the front elevation, TV aerial point, electric sockets, ceiling light, radiator, open to kitchen area.

### Kitchen

4.02m x 2.17m (13'2" x 7'1")

Modern fitted kitchen with a range of wall and base units with work surface over, one and half bowl sink with mixer tap over, interrated cooker with four ring electric hob, extractor hood over, space for fridge freezer and plumbing for washing machine, having part tiled walls and inset spot lighting to ceiling, Upvc windows to side elevation.

### Inner Hall

Doors leading to both bedrooms and bathroom, ceiling light and radiator.

### Bedroom One

2.77m x 3.93m (9'1" x 12'11")

Being a spasous double bedroom with Upvc double opening "French" doors to the garden, inset spot lighting, radiator and power points

### Bedroom Two

2.15m x 3.73m (7'1" x 12'2")

Being a good size room, with Upvc window to the side elevation, inset ceiling spot lighting, radiator, Tv point.

### Family Bathroom

2.25m x 2.17m (7'5" x 7'1")

Fully fitted bathroom comprising of pannelled bath with single taps over, shower cubical with mains waterfall shower, pedestal wasj hand basin, low flush WC, Upvc window to the side elevation, tiled floor, tiled splash backs, inset spot lighting to ceiling.

### Rear Garden

The rear garden has been fully enclosed with timber fencing, mainly laid to lawn with a paved stepping stone footpath leading down the garden to what could be a workshop at the end of the garden.

### Driveway

Located to the front of the property giving off street parking, there is also a timber fence to the side of the property allowing access to the rear garden.

### 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 north-west on Victoria Road/A52 towards Knowle Street, Turn left onto High Street/A1104, Turn right onto Wellington Road, Turn right onto Byron Road, Turn left onto St Andrews Road. The property can be found on the left hand side.

## 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 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

## 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.

## How To Make An Offer

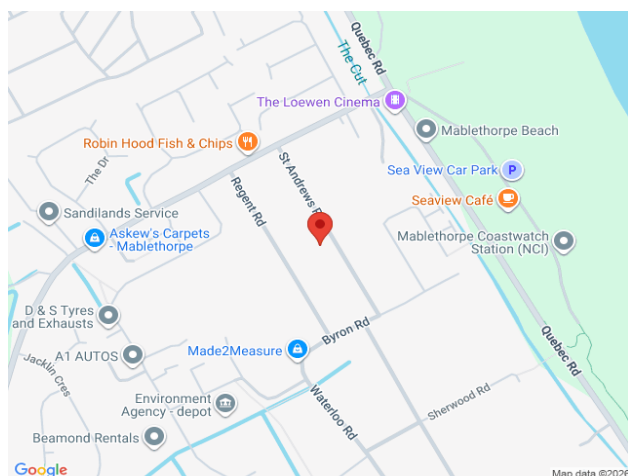
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared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

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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