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George Street, Mablethorpe



When it comes to  
property it must be

  
**lovelle**



Fixed price £180,000



Lovelle are pleased to offer to the market a larger than average semi-detached house within walking distance of all amenities and the popular beach of Mablethorpe. Offering THREE bedrooms and driveway parking and a rear garden that also has a small orchard at the rear.

#### Key Features

- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Enclosed Rear Garden with Orchard
- Conservatory
- Utility Room and WC
- EPC rating D
- Tenure: Freehold





Lovelle are pleased to offer to the market a larger than average semi-detached house within walking distance of all amenities and the popular beach of Mablethorpe. Offering THREE bedrooms and driveway parking and a rear garden that also has a small orchard at the rear. The property also benefits from having two reception room, kitchen, utility room with WC, and a first floor shower room.

### Entrance Porch

1.11m x 1.75m (3'7" x 5'8")

Having a half glazed Upvc door and matching window to the front elevation, door leading into the entrance hall.

### Entrance Hall

1.25m x 2.86m (4'1" x 9'5")

Upvc window to the side elevation, radiator, ceiling light, electric consumer unit, stairs to the first floor, access to further downstairs rooms.

### Lounge

4.12m x 3.98m (13'6" x 13'1")

Upvc bay window to the front elevation, central heating radiator, ceiling light, TV aerial point and power points.

### Dining Room

3.63m x 6.12m (11'11" x 20'1")

Great airy space with sliding door into the conservatory, TV aerial point, understairs cupboard, and open arch leading into the kitchen.

### Kitchen

Having a range of wall and base fitted units incorporating drawers, single drainer sink with mixer tap over, cooker point, space for freestanding cooker and space for fridge freezer, ceiling light, windows to the side elevation, part tiled walls and ceiling light. Door into;

### Utility Room

1.98m x 2.04m (6'6" x 6'8")

Window to rear elevation, fitted with base units with work surface over, plumbing for washing machine, part tiled walls, ceiling light, central heating radiator and power points.

### Downstairs WC

0.93m x 0.94m (3'1" x 3'1")

Being located off the utility room, having WC, and wall mounted gas boiler, Upvc window to side elevation.

### Conservatory

2.21m x 2.86m (7'4" x 9'5")

Having windows to the rear and side elevations, "French" double opening doors into the rear garden, electric panel wall mounted radiator and wall lights.

### Landing

1.85m x 3.88m (6'1" x 12'8")

Giving access to all rooms, and loft hatch, ceiling light.

### Bedroom One

3.73m x 3.99m (12'2" x 13'1")

Window to front elevation, double bedroom, central heating radiator, power points and tv point.

### Bedroom Two

2.63m x 3.09m (8'7" x 10'1")

Window to rear elevation, double bedroom, central heating radiator, power points and tv point.

### Bedroom Three

2.65m x 2.93m (8'8" x 9'7")

Window to rear elevation, double bedroom, central heating radiator, power points and tv point.

### Shower Room

2.22m x 2.13m (7'4" x 7'0")

Obscure window to side elevation, a three piece suite comprising of corner shower cubical, with mains fed shower, pedestal wash hand basin, dual flush WC, part tiled walls and ceiling light.

### Garden

To the rear of the property is a fully enclosed garden with paved patio seating area, mainly laid to lawn, large timber shed, further down the garden is a small orchard with several fruit trees.

### Driveway

There is off road parking for a couple of vehicles in front of the property.

### 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 left onto Knowle Street, Turn left onto George Street and the property can be found on the right hand side.

### 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.

### 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.

### 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.

### 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.

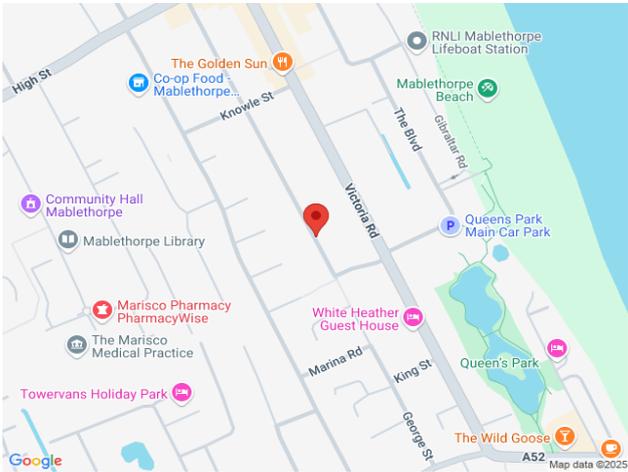
### EPC

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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