

Buy. Sell. Rent. Let.



Seacroft Road, Mablethorpe



When it comes to  
property it must be

  
lovelle



OIRO £199,950



Being sold with NO UPWARD CHAIN we Lovelle have this superb Three bed detached dormer bungalow situated in the heart of Mablethorpe. The bungalow is deceptive and spacious, however it does need updating to your own personal preference, but what better way to add your own style to your new home. Located within walking distance to all amenities. Viewing advised.

#### Key Features

- No Upper Chain
- Detached Bungalow
- Three Bedrooms
- Shower Room
- Lounge Diner
- Kitchen
- EPC rating C
- Tenure: Freehold





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The property comprises of Rear utility Room, Dining Kitchen, Spacious Lounge Diner, TWO Ground Floor Bedrooms, Ground Floor Shower Room, Inner Hall with Stairs to Third Bedroom. Having a fully enclosed rear garden with timber shed, access to the garage.

### Entrance Porch

Entering through a half glazed Upvc door to the front elevation into the inner porch where there is a timber glazed door leading to the inner hall.

### Inner Hall

Giving access to all rooms, central heating radiator, ceiling light,

### Lounge Diner

Having Upvc double glazed sliding patio doors to the rear elevation, Upvc windows to the side elevation, picture window to further side elevation, Tv Aerial point, feature brick built fire surround with gas fire, ceiling lights and central heating radiator.

### Kitchen

Having a Upvc window to the side elevation and rear elevation, half glazed door to the rear elevation, fitted base and wall units with complimentary work surface over, built in larder unit, also additional larder storage cupboard, ceiling light, single drainer sink, space for freestanding cooker.

### Rear Utility Room

Being built on a brick base, with Upvc windows over, half glazed Upvc door to the rear elevation, Ceramic single sink with taps over, plumbing and space for washing machine/tumble drier.

### Ground Floor Bedroom One

Great size double bedroom with Box bay window to the front elevation, ceiling light and radiator.

### Ground Floor Bedroom Two

Box bay window to the front elevation, fitted wardrobe, ceiling light, central heating radiator.

### Inner Hall with Loft Access

Off the inner hall is a further hall with radiator and stairs leading to the Third bedroom.

### Bedroom Three

Having Velux style windows to either side elevation, eaves storage spaces, ceiling light.

### Ground Floor Shower Room

Comprising of shower cubical, wash hand basin, WC, upvc window to the side elevation, central heating radiator, ceiling light, having part tiled walls and floor.

## Enclosed Rear Garden

The rear garden is fully enclosed with low maintenance gravel, fenced area with mature shrubs, timber garden shed with electric connected, pedestrian door into the garage.

## Detached Garage

Single detached garage with up and over door, power and lighting.

## Driveway

Having a good size gated driveway to the side of the property, leading to the garage.

## Front Garden

Fenced front garden with mature plants and shrubs laid with shingle for ease of maintenance.

## Location

Mablethorpe is a small seaside resort boasting 4 miles of unbroken sandy blue flag beaches. The town has a variety of shops to include Greggs and Boots the majority, however being independent. Supermarkets in Mablethorpe include the Co-op, Lidl, Lord Bros and market takes place every Thursday. There is a primary school and buses that run to Skegness and the market town of Louth

## Directions

From our office on Victoria Road Head north-west on Victoria Road/A52 towards Knowle Street, Turn left onto Knowle Street, Turn left onto Seacroft Road. Follow the road down and 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 . 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 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.

## 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.

## 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.

## Viewings

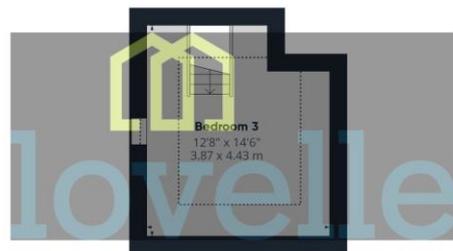
By appointment with the Sole Agent Lovelle Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that 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.



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1129 ft<sup>2</sup>  
104.9 m<sup>2</sup>

Reduced headroom

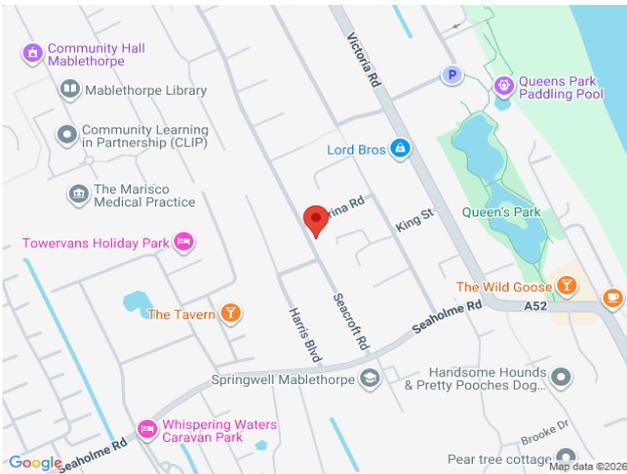
94 ft<sup>2</sup>  
8.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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

GIRAFFE 300



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**lovelle**

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