

Buy. Sell. Rent. Let.



Waterloo Road, Mablethorpe



2



1



1

When it comes to  
property it must be

  
lovelle





£130,000

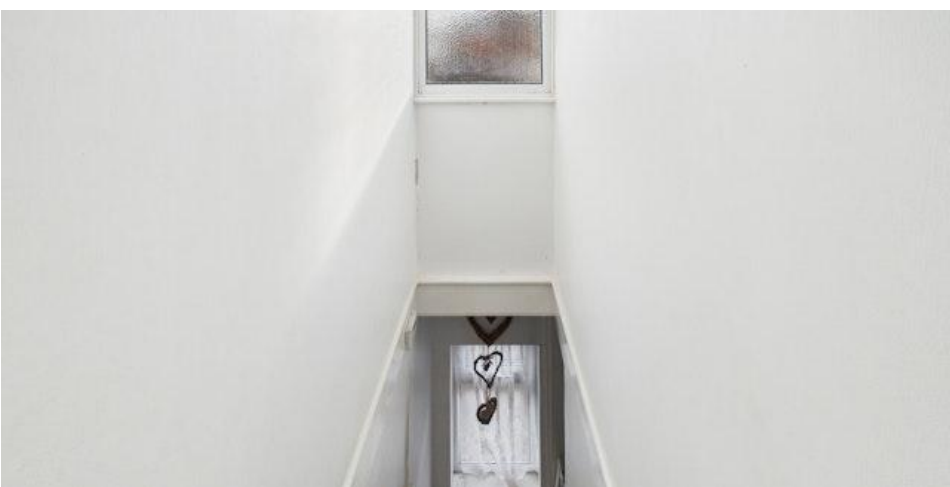


Lovelle are pleased to offer for sale a semi detached domer bungalow set in close proximity to the town centre of Mablethorpe, and within walking distance of the beach. Offering off road parking to the front of the property. Having gas central heating and affordable for either a first time buyer, buy to let investment or even a second home. Must be viewed to see potential of the property.

#### Key Features

- Semi Detached Bungalow
- Two Bedrooms
- Lounge
- Bathroom
- Parking
- Close to Town
- EPC rating C
- Tenure: Freehold





Lovelle are pleased to offer for sale a semi detached domer bunglaow set in close proximity to the town centre of Mablethorpe, and within walking distance of the beach. Offering off road parking to the front of the property. Having gas central heating and affordable for either a first time buyer, buy to let investment or even a second home. Must be viewed to see potential of the property. The property briefly comprises - Lounge, kitchen, ground floor bedroom, inner hall leading to the rear garden, first floor bedroom and bathroom.

### Entrance

Entering from the front of the property via Upvc door into-

### Lounge

3.16m x 3.59m (10'5" x 11'10")

Having box bay windows to the front elevation and Upvc door, T.V aerial point, stairs to the First floor, having newly fitted wood effect laminate flooring, door leading to -

### Inner Hall

6.72m x 0.84m (22'0" x 2'10")

New laid wooden effect laminate flooring, ceiling lights, upvc door to the rear elevation leading to the enclosed garden, access to kitchen and ground floor bedroom.

### Kitchen

2.09m x 2.58m (6'11" x 8'6")

Being fitted with wall and open base units with complimentary work surface over, one bowl ceramic butler sink with mixer tap over, space for freestanding cooker, space for free standing fridge freezer, door to under stairs pantry with plumbing and space for washing machine, wall mounted "Worcester" gas combination boiler.

### Ground Floor Bedroom

2.74m x 2.61m (9'0" x 8'7")

Having a Upvc window to the rear elevation and side elevation, built in wardrobe, central heating radiator, ceiling light and Tv point.

### Stairs to First Floor

Being accessed from the lounge, having a Upvc window to the side elevation and doors leading to bedroom and bathroom.

### First Floor Bedroom

5.82m x 1.57m (19'1" x 5'2")

Having Upvc windows to the rear and side elevations of the property making a bright airy rooms, there are fitted eaves storage cupboards, ceiling light, central heating radiator.

### First Floor Bathroom

0.9m x 2.83m (3'0" x 9'4")

Being fitted with a panned bath with shower mixer tap over, pedestal wash hand basin, and WC, Upvc window to the side elevation, having partly tiled walls and eaves storage access.

### Rear Garden

To the rear of the property is an enclosed rear garden with artificial grass, timber fencing to the side and rear elevations, there is also a timber shed.

## Open Front Garden/Driveway

To the front of the property the current vendors use as a handy drive for off road parking, timber fencing to both side elevations, and slabbing to provide parking.

## 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 Head north-west on Victoria Rd/A52 towards Knowle Street for 0.1 miles, Turn left onto High St/A1104 for 0.1 miles, Turn right onto Waterloo Road. The property can be found on the right hand side by our 'For Sale' boards.

## 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 A. EPC RATING C 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.

## Energy Performance Certificate

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.

## Arranging a Viewing

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.

## Mortgages

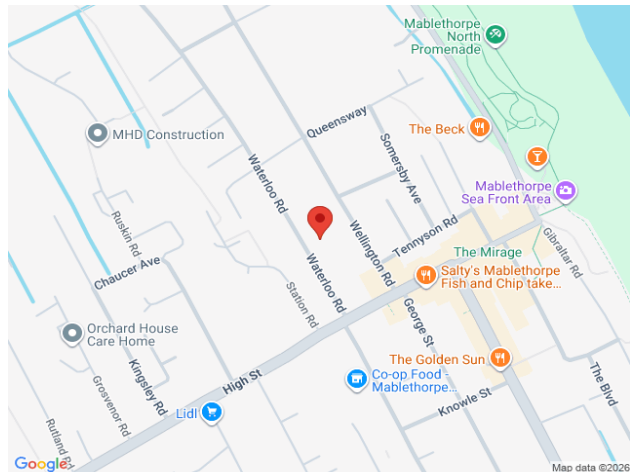
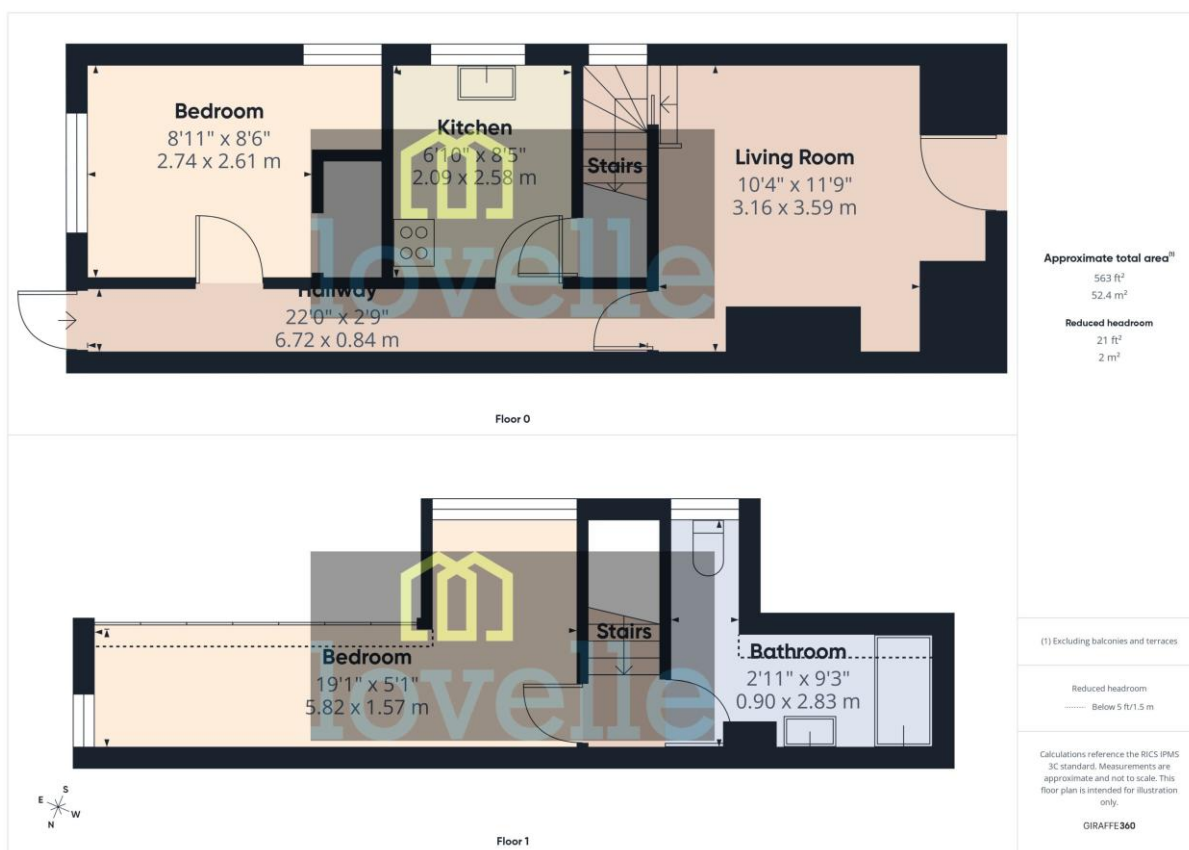
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.

## 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.







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

**lovelle**

01507 478297

Mablethorpe@Lovelle.co.uk

