

Buy. Sell. Rent. Let.



Mayflower Way, Mablethorpe



When it comes to  
property it must be

  
**lovelle**



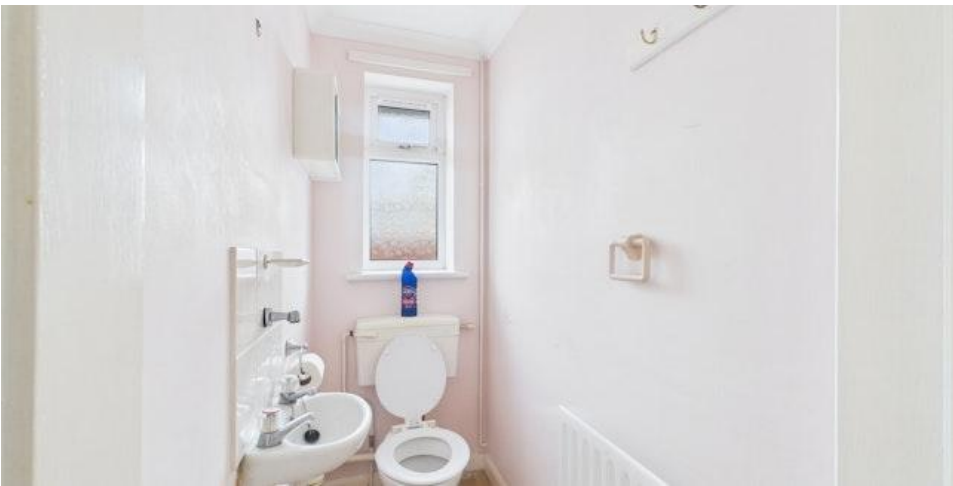
£215,000



Lovelles are pleased to bring to market this spacious three bed detached bungalow situated in a quiet location but within close proximity to towns amenities and the beach. The property benefits from no onward chain. Viewing is advised to see what this property has to offer!!

### Key Features

- NO ONWARD CHAIN
- Detached Bungalow
- Three Bedrooms
- Close to Town and The Beach
- Driveway and Garage
- Private Rear Garden
- EPC rating D
- Tenure: Freehold





Lovelles are pleased to bring to market this spacious three bed detached bungalow situated in a quiet location but within close proximity to towns amenities and the beach. The property benefits from no onward chain. Viewing is advised to see what this property has to offer!! The property comprises of Entrance Hall, Kitchen , Lounge, Three Bedrooms, Shower Room and WC. With Rear Garden, Driveway, Carport and Garage.

### Entrance Hall

Upvc front door in, loft access ( in which the loft is boarded), telephone point, radiator, power points and doors to;

### Kitchen

2.7m x 4.05m (8'11" x 13'4")

Dual aspect windows to side and rear elevation, a modern fitted kitchen with a range of base and wall units with worktop over, one and half bowl stainless steel sink unit with drainer, mermaid board to the walls, space for fridge freezer, space for freestanding cooker, four ring gas hob, radiator, power points and extractor fan. Double opening doors into;

### Lounge

3.63m x 5.42m (11'11" x 17'10")

Double opening 'French' doors leading out to the rear garden, spacious lounge with electric feature fireplace in a bricked and tiled surround, tv point, power points and radiator.

### Bedroom One

3.93m x 2.84m (12'11" x 9'4")

Bay window to front elevation, double bedroom, power points, radiator, built in wardrobes and tv point.

### Bedroom Two

2.48m x 3.83m (8'1" x 12'7")

Window to front elevation, double bedroom, built in wardrobes with storage , radiator, power points and tv point.

### Bedroom Three/ Utility Room

2.68m x 2.15m (8'10" x 7'1")

Window to side elevation, power points, radiator, houses the wall mounted 'Ideal' condensing boiler and was fitted in 2022. This can be used as a third bedroom or a utility room as there is space and plumbing for washing machine.

### Shower Room

2.39m x 2.08m (7'10" x 6'10")

Obscure window to side elevation, a wet room design, WC , pedestal wash hand basin, tiled walls, extractor fan and airing cupboard housing hot water cyclinder.

### WC

1.66m x 0.9m (5'5" x 3'0")

Obscure window to side elevation, WC, pedestal wash hand basin, radiator and extractor fan.

### Rear Garden

To the rear you will find a fully enclosed rear garden with fencing to all perimeters to provide privacy and the boundary. The garden is low maintenance laid to paving with a timber garden shed.

### Garage

2.85m x 6.25m (9'5" x 20'6")

With electric roller door.

### Driveway/ Carport

Providing parking for several vehicles.

### 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 towards Knowle Street for 0.1 miles , Turn left onto High St/A1104 for 0.4 miles, , Turn left onto Mayflower Way. The property is the first bungalow on the right hand side.

### Services

The property has mains electric, gas, 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. 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.

### 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.

### 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.

### 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.



Floor 0 Building 1



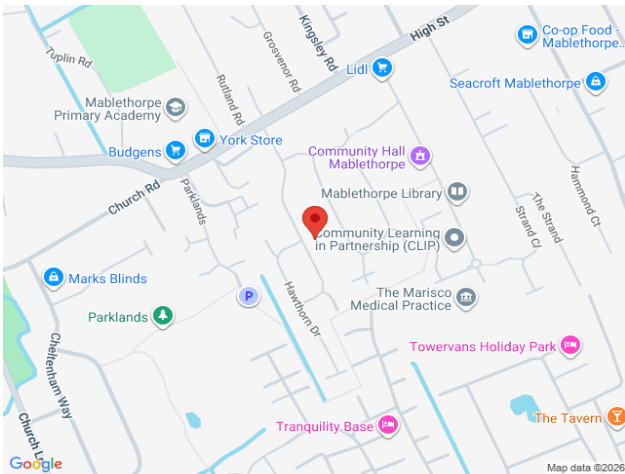
Floor 0 Building 2

Approximate total area<sup>1)</sup>  
883 ft<sup>2</sup>  
82.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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

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