



Jacklin Crescent, Mablethorpe



£180,000

- BEING SOLD WITH NO UPPER CHAIN
- Detached Bungalow
- Extended Garage
- Enclosed Rear Garden
- Two Bedrooms
- Shower Room
- Freehold
- EPC rating U



We are pleased to offer for sale a detached bungalow within walking distance of local amenities. Offering private driveway, extended garage, enclosed rear garden and open front garden. Briefly comprising of; Entrance Hall, Lounge, Kitchen, dining/craft room, one Bedroom, Modern Shower Room, Rear Conservatory. Being sold with no onward chain an viewing is a must on this detached bungalow.

Entrance Hall 1.53m x 2.73m (5'0" x 9'0")

Entrance from the side of the property giving access to all rooms, having 2 built in storage cupboards, central heating radiator, ceiling light.

Kitchen 3.23m x 2.11m (10'7" x 6'11")

having a range of wall and base units, with roll edge worksurface over, space and plumbing for washing machine, space for under counter fridge, tumble drier, freestanding gas cooker, Upvc window to the front elevation, ceramic one and half bowl sink with mixer tap over, ceiling strip lighting part tiled walls.

Lounge 4.79m x 3.59m (15'8" x 11'10")

Having a Upvc bow window to the front elevation, feature fire and surround, central heating radiator, ceiling light, electric sockets and TV aerial point.



Bedroom One 3.81m x 2.77m (12'6" x 9'1")

Having a timer window to the rear elevation, built in wardrobes with over head storage cupboards, ceiling light, radiator, electric sockets.

Dining/craft 2.38m x 2.89m (7'10" x 9'6")

Having a full glazed Upvc door to the rear elevation with matching Upvc windows either side, central heating radiator, ceiling light, electric socket.

Rear Conservatory 3.03m x 4.66m (9'11" x 15'4")

Being built on a dwarf brick base with Upvc windows above, vaulted glazed ceiling, single full glazed door into the rear garden, wall light, electric sockets.

Shower Room 1.85m x 1.98m (6'1" x 6'6")

Having a Upvc picture high window to the side elevation, dual flush WC, pedestal wash hand basin, glazed shower cubical with mains fed shower, mermaid washable boarding to the shower, radiator, full tiled walls to the remainder of the walls.

Rear Garden

Being paved patio for ease of maintenance, raised planted beds, access to garage side door, access to the front from either side of the bungalow.

Open Front Garden

All laid to gravel with decorative paved plants, access to the driveway.

Extended Garage and Driveway 7.2m x 2.71m (23'7" x 8'11")

Being brick built and detached from the property, being extended to the rear to make this a larger than average garage area, having an up and over door to the front elevation, and giving access to the driveway which could hold two cars minimum.

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 towards the High Street and follow along to Alford Road, Turning Right onto Golf Road and then Right onto Jacklin Crescent, the property can be found on the Left hand side with our for sale board in the garden.

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 TBC

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. Northwood 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 book a viewing

By appointment with the Sole Agent Northwood 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.

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.

Mortgage Information

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes
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Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
909 ft²
84.5 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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