

Buy. Sell. Rent. Let.



Repton Road, Mablethorpe



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When it comes to
property it must be


lovelle



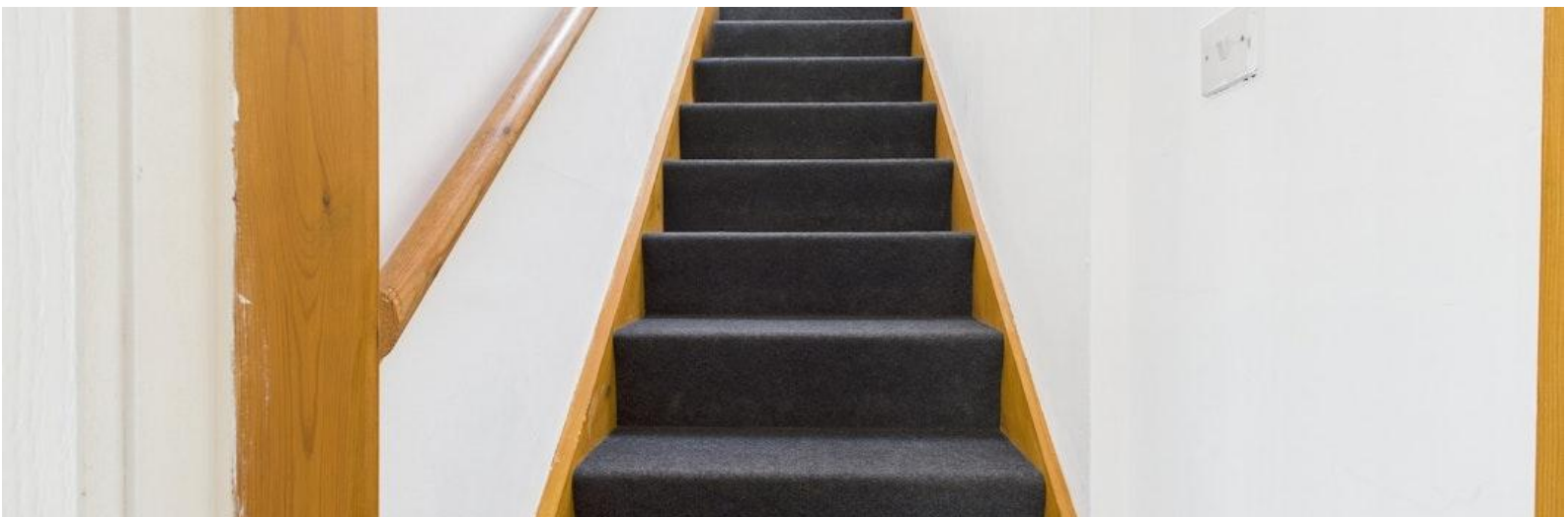
£179,950



Lovelle proudly offer for sale this well presented, modern TWO BED semi-detached bungalow, situated in a cul-de-sac quaint location of Mablethorpe. the bungalow is bigger than your average semi- detached bungalow. Also the property has an added bonus of having a loft room accessible via a hidden staircase off the lounge. Viewing highly recommended to see the protentional this has to offer.

Key Features

- Semi Detached Bungalow
- Kitchen Dining Room
- Two Bedrooms
- Loft Room
- Driveway With Car Port
- Rear Garden
- EPC rating D
- Tenure: Freehold





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Entrance Porch

1.47m x 1.04m (4'10" x 3'5")

Door into porch, windows to front and side elevation , polycarbonate roof and door into;

Lounge

4.13m x 4m (13'6" x 13'1")

Dual aspect windows to front and side elevation, electric feature fireplace, tv point, telephone point, power points, radiator and door leading to first floor staircase.

Bedroom One

3.03m x 2.89m (9'11" x 9'6")

Window to front elevation, double bedroom, radiator and power points.

Hall

2.79m x 1.46m (9'2" x 4'10")

Doors to all rooms, loft access which is fitted with lighting and houses the combination boiler, built in storage cupboard and a cupboard housing the consumer unit.

Kitchen Diner

4.64m x 2.92m (15'2" x 9'7")

Window to side elevation, a spacious and modern kitchen fitted with a range of base and wall units with worktop over, one and half bowl stainless steel sink with drainer, double electric 'Hotpoint' oven, four ring gas 'Bosch' hob with stainless steel extractor hood over, spaces for a freestanding fridge/freezer and plumbing for a washing machine, tiled splashbacks, tv point, radiator and power points. There is space for a dining table. Double opening 'French' doors leading out to the rear garden.

Bedroom Two

2.26m x 5.62m (7'5" x 18'5")

Double opening 'French' doors leading out to the rear garden, double bedroom, radiator , built in storage cupboard and power points.

Shower Room

1.73m x 2.23m (5'8" x 7'4")

Obscure window to the side elevation, a three piece suite comprising of large walk in shower cubicle , built in vanity wash hand basin and WC, fully tiled walls, radiator and extractor fan.

Loft Room

3.9m x 3.65m (12'10" x 12'0")

Velux skylight window, radiator, power points and tv point.

Garden

To the rear of the property you will find a fully secure private rear garden with fencing to all sides. The rear garden is low maintenance and is predominantly laid to gravel and paved. There is a variety of plants and mature shrubs. There is a seated patio area with a pergola and a timber shed.

Driveway

To the side of the property is a driveway providing off road parking with a car port.

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 Road/A52 towards Knowle Street, Victoria Road/A52 turns left and becomes High Street/A1104, Turn right onto Waterloo Road. Continue to follow the road take the second left onto Repton Road and the property can be found on the left 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 A 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.

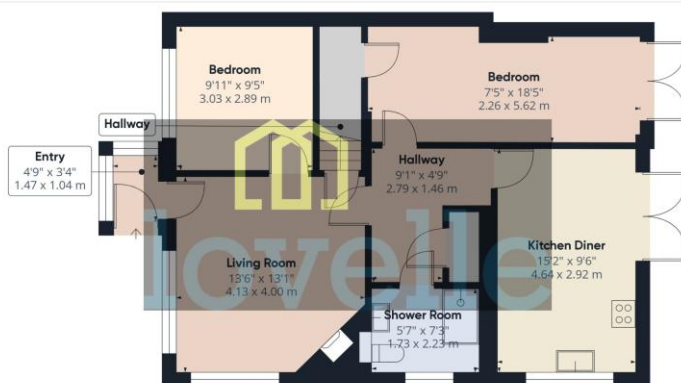
Mortgage Advice

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.

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.





Floor 0



Floor 1

Approximate total area⁽¹⁾

850.68 ft²
79.03 m²

Reduced headroom

91.2 ft²
8.47 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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