

Buy. Sell. Rent. Let.



Kipling Drive, Mablethorpe



When it comes to
property it must be


lovelle



OIRO £247,000



REDUCED FOR A QUICK SALE - We proudly present this TWO BED Detached bungalow with NO UPWARD CHAIN situated in the quaint village of Sandilands. The bungalow sits proudly on Kipling way which is located in a nice quiet location. Offering off road parking for multiple vehicle's and a private enclosed rear garden with open fields views. Viewing is highly recommended.

Key Features

- BEING SOLD WITH NO UPPER CHAIN
- Detached Bungalow
- Driveway And Garage
- Two Double Bedrooms
- Large Shower Room
- Rear Sunroom
- EPC rating D
- Tenure: Freehold





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Entrance

Entering from the front of the property into a good size inner hall, with access to all rooms, loft hatch, central heating radiators, built in storage cupboard.

Lounge

Box bay window to the front elevation, Central heating radiator, tv points, feature coal effect fire in surround, ceiling light and power points.

Kitchen

Door to side elevation, Worcester Boiler wall mounted boiler, radiator, gas Hob under oven, extractor fan, wall and base units, space for under counter fridge, space and plumbing for washing machine/ dryer, power points, ceiling lights and Upvc window to the rear elevation.

Dining Room

'French' double opening doors opening to the sunroom, radiator, Upvc windows, radiators being separated from the kitchen area by a decorative stepped height wall.

Sunroom

Being to the rear of the property off the dining room, having Upvc windows to all sides and lean too polycarbante roof, "French" double opening doors to the rear, radiator and power points, wall lights.

Bedroom One

Good size double bedroom, radiator, ceiling light, power points, Window to the Front elevation

Bedroom Two

Good size double bedroom, window to Rear elevation, electric sockets, ceiling light.

Shower Room

Having a Upvc window to the front elevation, central heating radiator, WC, pedestal wash hand basin, enclosed shower cubical with mains fed shower.

Enclosed Rear Garden

Being fully enclosed to the rear with access gate to "acre gap" which leads to the beach at Sandilands, have a good mix of mature bushes and shrubs, mainly laid to lawn with side access to the front of the property.

Attached Garage

Having an up and over door to the front elevation, concreat flooring and pedestrian door leading to the rear garden.

Open Front Garden and Driveway

To the front of the property is an open lawn area with driveway parking for several vehicles and giving access to the garage.

Location

Sutton on Sea with its sandy beaches is situated on the east Lincolnshire Coast, with its range of facilities including primary school, doctors surgery, range of shops being mainly local, along with a variety of eateries and takeaways. The seaside town of Mablethorpe is situated approximately 3 miles to the north and has additional amenities including a cinema and sports centre. Secondary Schools both Grammar and comprehensive can be found at the market town of Alford approximately 6 miles away.

Directions

From our office on Victoria road, head towards Victoria Rd/A52, Continue to follow A5, At the roundabout, take the 1st exit onto Station Rd/A5, Continue to follow A52, Turn left onto Sea Lane, Turn left onto Kipling Drive the house will be on the right 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. 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.

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.

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.

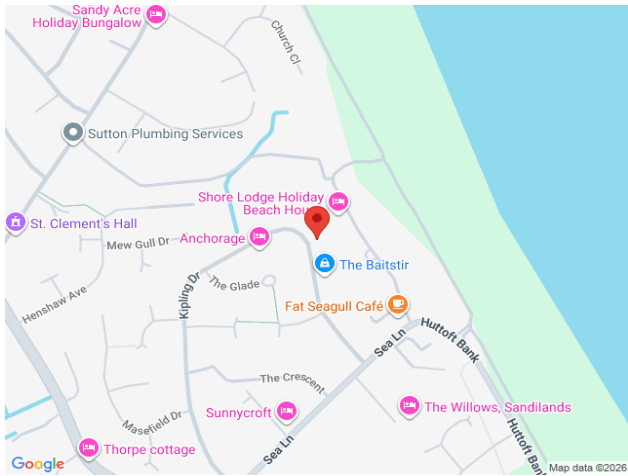
How to make an Offer

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.

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.



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