

Buy. Sell. Rent. Let.



Ancaster Road, Mablethorpe



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When it comes to
property it must be


lovelle



£140,000



Lovelles are pleased to offer for sale a detached bungalow in a sought after location in Mablethorpe, being located within walking distance of the town centre and a short distance from the beach.

Being sold with no upper chain, this is a must view property.

Key Features

- Being Sold With No Upper Chain
- Detached Bungalow
- Sought After Location
- Close to Town Centre
- Two Bedroom
- Lounge Diner
- EPC rating U
- Tenure: Freehold



Lovelles are pleased to offer for sale a detached bungalow in a sought after location in Mablethorpe, being located within walking distance of the town centre and a short distance from the beach, the property does require some modernisation. The property comprises, Kitchen, Lounge, Bathroom, TWO double bedrooms,, Detached Garage and Driveway. Being sold with NO UPPER CHAIN, this property is not to be missed.

Entrance

Entering the property from the side of the property into a small porch, leading to the inner hall.

Inner Hall

4.58m x 1.35m (15'0" x 4'5")

Having loft access, central heating radiator, ceiling ight and giving access to all rooms.

Lounge Diner

6.97m x 2.93m (22'11" x 9'7")

Entering from the inner hall via a full glazed door, with windows to the left side elevation, front elevation and right side elevation, central heating radiator, ceiling lights, TV point, electric sockets.

Kitchen

3.27m x 2.96m (10'8" x 9'8")

Having a window to the side elevation, half glazed door to the side elevation, a range of fitted base and wall mounted units with work surface over, singe drainer sink with mixer tap over, space and plumbing for washing machine, inset gas hob, electric oven.

Bedroom One

2.96m x 3.3m (9'8" x 10'10")

Having a window to the rear elevation, central heating radiator, ceiling light

Bedroom Two

3.29m x 3.27m (10'10" x 10'8")

Window to rear elevation, ceiling light and radiator.

Family Bathroom

1.65m x 2.15m (5'5" x 7'1")

Comprising of Shower Cubical, Wash hand basin, low flush WC, window to side elevation, radiator and ceiling light.

Rear Garden

There is a enclosed rear garden

Detached Garage

Being detached from the property, unfortunately at this time measurements or description not available.

Driveway

Being part cover with car port to the garage and would hold a good size car or 2 smaller vehicles.

Front Garden

Being mainly mature plants and shrubs/bushes which leads from the front to the side elevation, double access gates to the drive and singe to the side elevation to entrance.

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 on Victoria Road Head north-west on Victoria Road/A52 towards Knowle Street, Turn left onto Knowle Street, Turn left onto Seacroft Road, take the Third turning on your Left onto Ancaster Road.

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 .Lovelles 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.

Mortgage

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.

How To Make An Offer

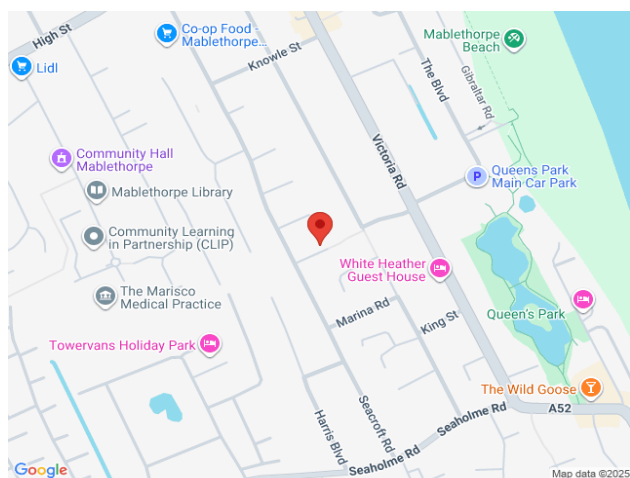
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared 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 Lovelless 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.

Agents Notes

Lovelless are selling the property for a Third Party Company so there will be limited information regarding fixtures and fittings, any services within the property, we are always happy to help finding answers to any questions.



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