

Buy. Sell. Rent. Let.



## The Green, Mablethorpe



When it comes to  
property it must be

  
**lovelle**



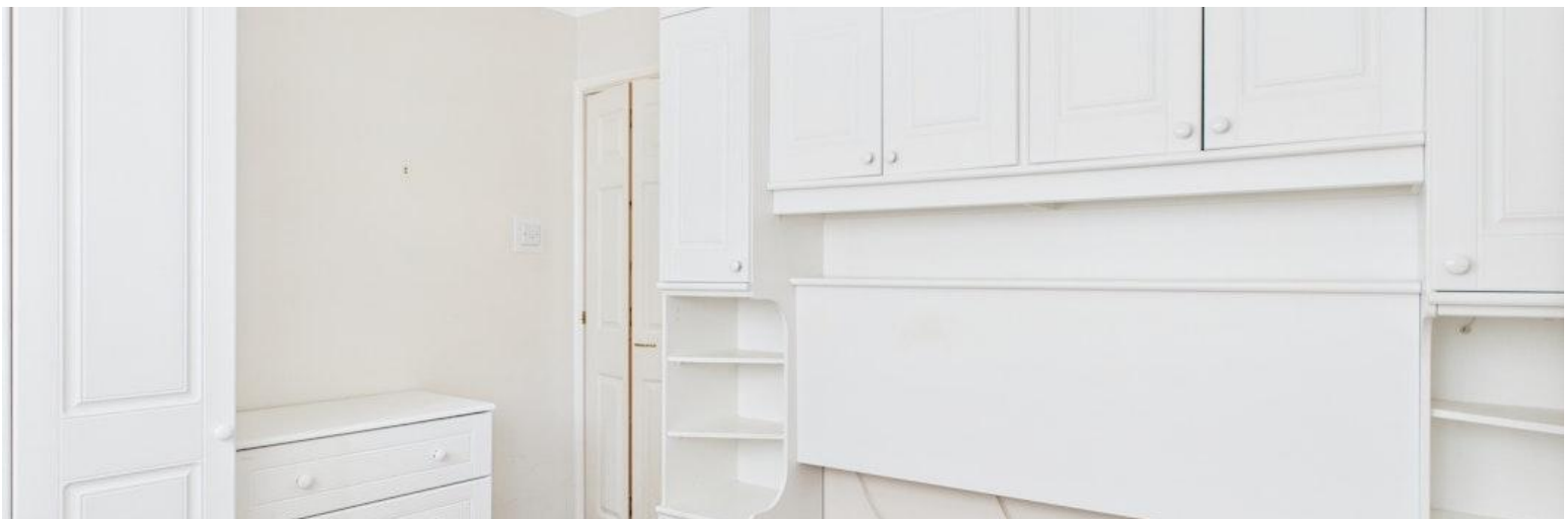
£215,000



Lovelle are pleased to bring to market with NO UPWARD CHAIN this Detached TWO bedroom bungalow situated in a quiet sought after cul-de-sac location. The property is located within walking distance to Tesco, BnM, and our golden sandy beaches of Mablethorpe. The bungalow is in need of some updating, however, what better way to add your own personality to your new home! Viewing advised.

#### Key Features

- Detached Bungalow
- Two Bedrooms
- Two Reception Rooms
- Garden
- Driveway and Garage
- NO ONWARD CHAIN
- EPC rating C
- Tenure: Freehold





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### Entrance Hall

3.46m x 1.12m (11'5" x 3'8")

Entry via a Upvc door, access to all rooms, radiator and loft access.

### Lounge

3.73m x 4.47m (12'2" x 14'8")

Window to rear elevation, feature fire sat in surround and hearth, tv point, power points and radiator. Door into;

### Kitchen

2.7m x 3.98m (8'11" x 13'1")

Window to rear elevation, fitted with a range of base and wall units with worktop over, one bowl stainless steel sink with drainer, electric cooker point, space and plumbing for washing machine, space for under counter fridge or freezer, power points, tiled splashbacks, built in storage cupboard housing the boiler. Upvc door leading out to the rear garden. Archway through to

### Dining Area

2.7m x 2.4m (8'11" x 7'11")

Window to side elevation, radiator and power points.

### Bedroom One

2.72m x 3.85m (8'11" x 12'7")

Window to front elevation, radiator and power points.

### Bedroom Two

3.72m x 2.74m (12'2" x 9'0")

Window to front elevation, fitted wardrobes, shelves and cupboards, radiator and power points.

### Shower Room

2.92m x 1.74m (9'7" x 5'8")

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

### Rear Garden

To the rear you will find a fully enclosed rear garden with fencing to all sides. The garden is low maintenance laid to resin with gravelled borders with an array of mature trees, shrubs and flowers . With timber garden shed.

### Driveway

Generous driveway to the side of the property allowing several vehicles to park. The driveway has double opening gates. With gates leading to the Entrance.

## Garage

With up and over door. Power and lighting.

## 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 Take Victoria Road/A52 to Wellington Road, Continue on Wellington Rd to Golf Road, Turn left onto Golf Road, Turn left onto Jacklin Crescent, Turn right onto The Green, follow the road and the property can be found right at the end.

## 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 A. We understand, however, that the boiler is serviced annually. 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

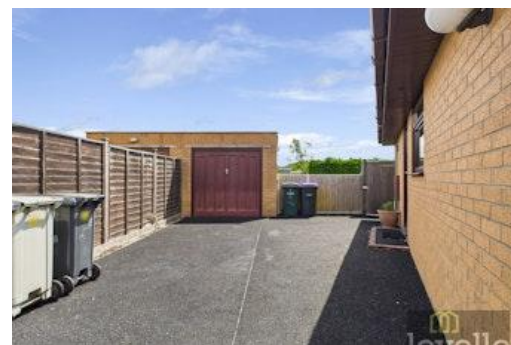
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not 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.

## 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.

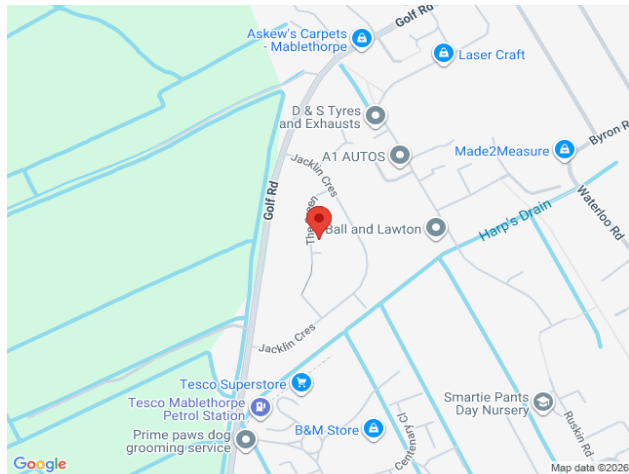


## Mortgage Advice

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.

## 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.



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