

Buy. Sell. Rent. Let.



The Strand, Mablethorpe



When it comes to
property it must be


lovelle



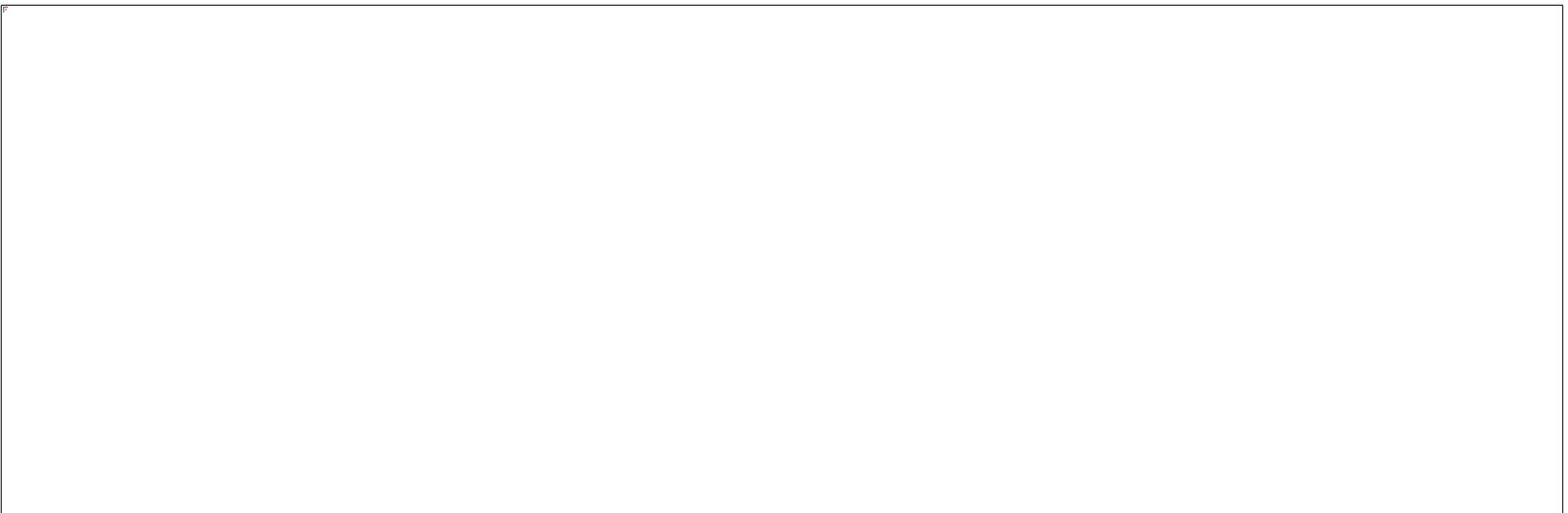
OIRO £130,000



Lovelles are pleased to bring to market a two bed semi detached bungalow in Mablethorpe with NO ONWARD CHAIN. The property benefits from a large private rear garden and spacious driveway.

Key Features

- NO UPPER CHAIN
- Semi-Detached Bungalow
- Two Bedroom
- Shower Room
- Enclosed Rear Garden
- Driveway Parking
- EPC rating D
- Tenure: Freehold



Lovelles are pleased to bring to market a two bed semi detached bungalow in Mablethorpe with NO ONWARD CHAIN. The property benefits from a large private rear garden and spacious driveway. The property comprises of Entrance Hall, Kitchen, Lounge, Two Bedrooms and Wet Room. With Rear Garden and Driveway.

Entrance Hall

Upvc door in, window to front elevation, radiator and doors into;

Kitchen

Window to side elevation, fitted with a range of base and wall units with worktop over, one bowl stainless steel sink unit with drainer, Integrated electric oven and gas hob with filter hood over, Integrated fridge/freezer, space and plumbing for washing machine, tiled splashbacks, power points and door to the side leading out to the driveway.

Lounge

Window to front elevation, feature electric fire, radiator and power points.

Inner Hall

Access to all rooms.

Bedroom One

Window to rear elevation, double bedroom, radiator and power points. Access to the loft area with pull down ladder.

Bedroom Two

Window to rear elevation, door leading out to the garden, radiator and power points.

Wet Room

Obscure window to side elevation, a walk in wet room, with pedestal wash hand basin, WC, fully tiled walls, radiator and extractor fan. Storage cupboard housing the gas combination boiler.

Garden

To the rear of the property you will find an enclosed rear garden with fencing to all sides. The garden is laid to lawn with a paved patio area and a timber shed. There is gated access leading to the driveway.

Driveway

To the side of the property is a spacious driveway proving parking for several vehicles.

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

Head north-west on Victoria Road/A52 towards Knowle Street for 75 feet, Turn left onto Knowle Street, Turn right onto Seacroft Road for 0.1 miles. Turn left onto High Street/A1104 for 0.1 miles, Turn left onto The Strand for 0.2 miles, Turn left to stay on The Strand and the property can be found on the left hand side.

Services

The property has mains gas, 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 A
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.

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.

EPC

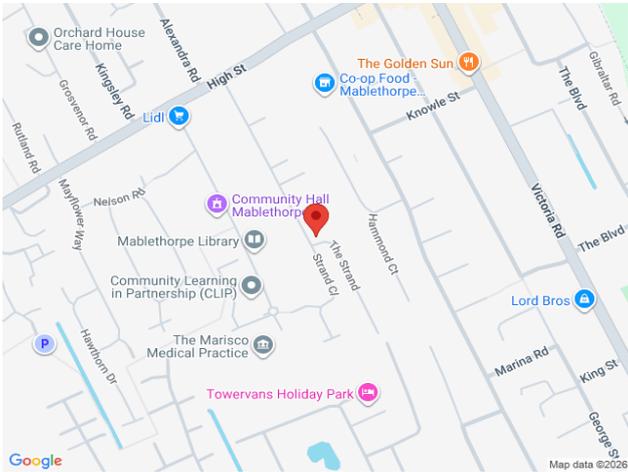
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

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.



When it comes to **property**
it must be

lovelle

01507 478297

Mablethorpe@Lovelle.co.uk

