

Buy. Sell. Rent. Let.



Winchester Drive, Mablethorpe



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When it comes to
property it must be


lovelle



£250,000



Lovelles are pleased to bring to market this spacious well presented two bed detached bungalow situated in a sought after area within walking distance to the beach and towns amenities. With no onward chain!

Key Features

- Detached Bungalow
- No Onward Chain
- Two Bedrooms
- Lounge and Sun Room
- Office Room
- Car Port and Driveway
- EPC rating U
- Tenure: Freehold





Lovelles are pleased to bring to market this spacious well presented two bed detached bungalow situated in a sought after area within walking distance to the beach and towns amenities. With no onward chain! The property comprises of Entrance Hall, Lounge, Kitchen, Sun Room, Two Bedrooms , Bathroom and Multi Purpose Office. With Rear Garden, Driveway and Carport.

Viewing is ESSENTIAL to see the space on offer!!

Entrance Hall

1.15m x 4.07m (3'10" x 13'5")

Upvc door giving entry, 'L' shaped hallway, radiator, power points, loft access and airing cupboard.

Lounge

4.46m x 3.13m (14'7" x 10'4")

Bow window to front elevation, feature fireplace with gas effect fire, radiator, power points and tv point.

Kitchen

3.85m x 2.64m (12'7" x 8'8")

Dual aspect windows to front and side elevation, fitted with a range of base and wall units with worktop over, one and half bowl stainless steel sink unit with drainer, Fitted gas hob and eye level electric oven , tiled splashbacks, space and plumbing for washing machine, space for fridge/ freezer, power points and radiator.

Bedroom One

3.91m x 2.27m (12'10" x 7'5")

Window to rear elevation, double bedroom, power points, radiator and fitted wardrobes with sliding doors.

Bedroom Two

3.18m x 2.92m (10'5" x 9'7")

Sliding patio doors to the rear lead into the sun room, double bedroom, power points and radiator.

Sun Room

2.34m x 6.17m (7'8" x 20'2")

Windows to rear elevation, radiator, power points and door into;

Multi Purpose Office

5.29m x 2.66m (17'5" x 8'8")

Dual aspect windows to front and rear elevation, power points and radiator. The previous vendors used this as an office/ second reception room it could be used as a third bedroom.

Bathroom

2.49m x 1.72m (8'2" x 5'7")

Obscure window to side elevation, a three piece suite comprising of bath with shower over and glass screen, pedestal wash hand basin, WC , tiled walls , radiator and extractor fan.

Rear Garden Porch

Timber rear porch giving access into the garden. There is a timber utility space with power and lighting.

Rear Garden

To the rear you will find a fully enclosed rear garden with fencing to all sides. The garden is laid to lawn with a paved pathway. There is an array of mature trees, shrubs and flower beds. There is a timber store and timber shed.

Front

The front of the property is laid to gravel with a decorative boarder and low level brick wall defining the boundary.. There is an array of shrubs and flowers.

Driveway and Car port

To the side of the property there is a spacious driveway allowing several vehicles to park with car port.

Location

Mablethorpe is a small seaside resort boasting 4 miles of unbroken sandy blue flag beaches. The property is within walking distance to tesco and B&M. 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 towards The Boulevard, Turn right onto Seaholme Road, Seaholme Road turns right and becomes Church Lane, Turn right onto Winchester Drive. Follow the road round and the property can be found on the left 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.

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



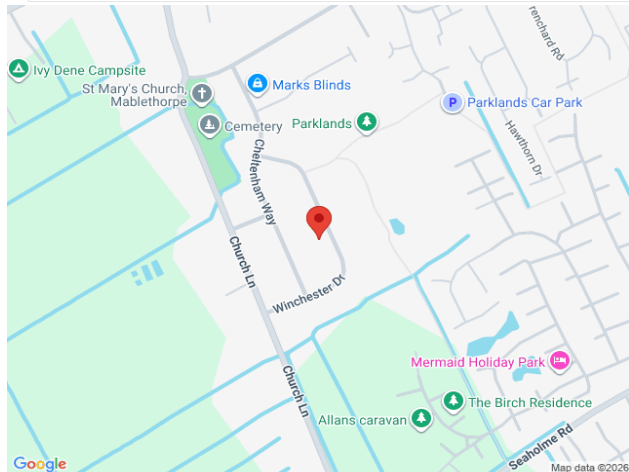
hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

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.

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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