

Buy. Sell. Rent. Let.



Brooke Drive, Mablethorpe



When it comes to  
property it must be

  
**lovelle**



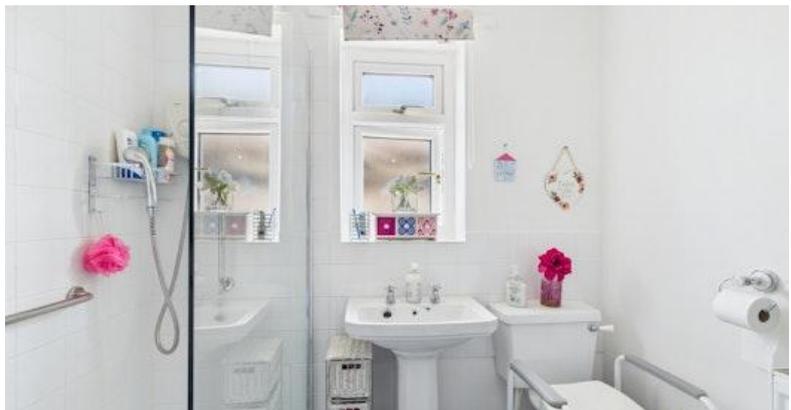
£185,000



Lovelles present this immaculate and well presented two bed semi detached bungalow located in a well sought after location, within walking distance to the town and the beach. Its a rare opportunity that a property becomes on the market in this location. VIEWING IS A MUST.

#### Key Features

- Semi Detached Bungalow
- TWO Bedrooms
- Driveway
- Private Rear Garden
- Close To Town and The Beach
- EPC rating D
- Tenure: Freehold





Lovelles present this immaculate and well presented two bed semi detached bungalow located in a well sought after location, within walking distance to the town and the beach. Its a rare opportunity that a property becomes on the market in this location. The property comprised of Entrance Hall, Kitchen, Lounge, Two Bedrooms and Shower room. With Rear Garden and Driveway. VIEWING IS A MUST.

### Entrance Hall

Upvc door into property, radiator, doors to all rooms, access to loft , telephone point and fitted storage cupboard.

### Lounge

Window to front elevation, feature electric fire set in surround, radiator, power points and tv point.

### Kitchen

Window to side elevation, fitted with a range of base and wall units with worktop over, one bowl ceramic sink with drainer, cooker point, tiled splashbacks. power points, radiator, space and plumbing for washing machine. Gas combination boiler which supplies the central heating and hot water. Electric consumer unit. Door leading out to the side of the property.

### Bedroom One

Window to front elevation, double bedroom, power points and radiator.

### Bedroom Two

Window to rear elevation, radiator and power points.

### Shower Room

Obscure window to rear elevation, a three piece suite comprising of large shower cubicle , pedestal wash hand basin, WC, part tiled walls and radiator.

### Rear Garden

To the rear of the property you will find a fully enclosed rear garden with fencing to all sides. The garden is low maintenance laid to gravel and paving. There is a timber garden shed. To the side of the property there is a lawned area.

### Driveway

To the side of the property there is a driveway with gates.

### Front

There is fencing to the front of the property defining the boundary and creating privacy. There is a low maintenance front garden with gravel and feature planting.

### 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, proceed southwards, at the left turn junction at the Eagle Hotel, turn right onto Seaholme Road, then take the next left onto Dymoke Road, take the left turn on to Brooke Drive and the property is on the right hand side.

### Services

The property has mains electric, 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 B. EPC RATING D. 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 Note

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.

## 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

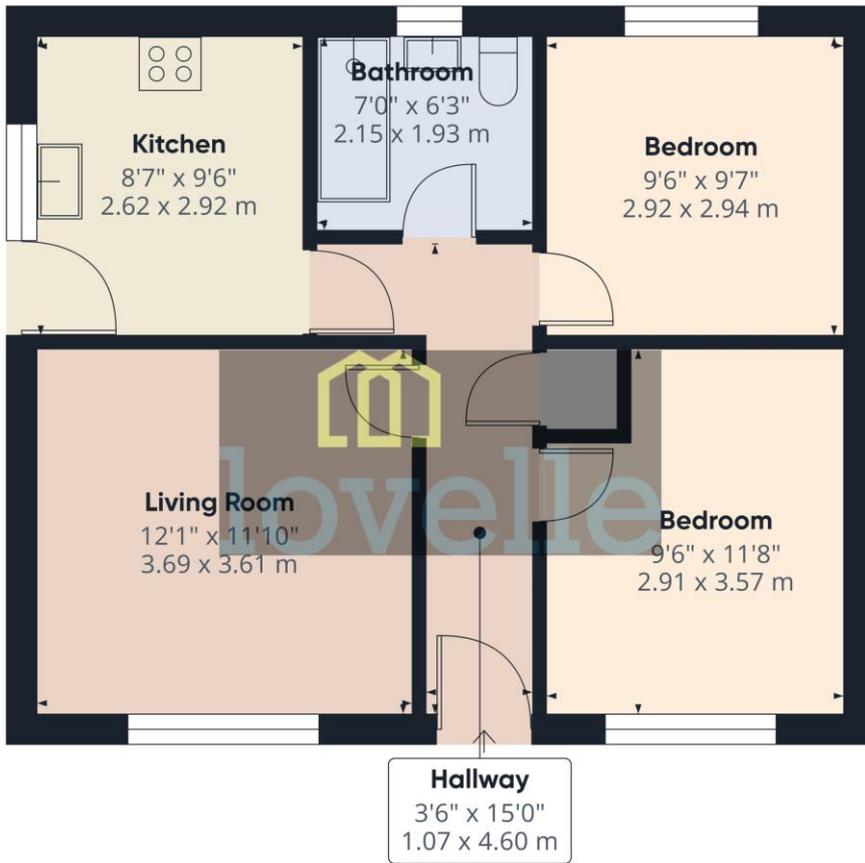
By appointment with the Sole Agent Lovelle Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

## 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.

## 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.

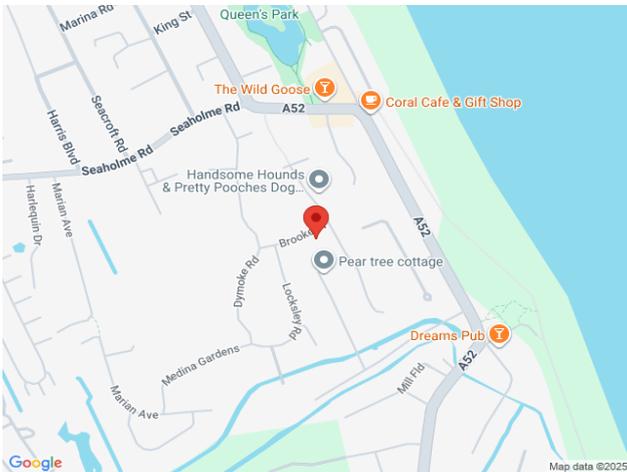


Approximate total area<sup>(1)</sup>  
539 ft<sup>2</sup>  
50.2 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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01507 478297

Mablethorpe@Lovelle.co.uk

