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Wellington Road, Mablethorpe



When it comes to
property it must be


lovelle



£279,950

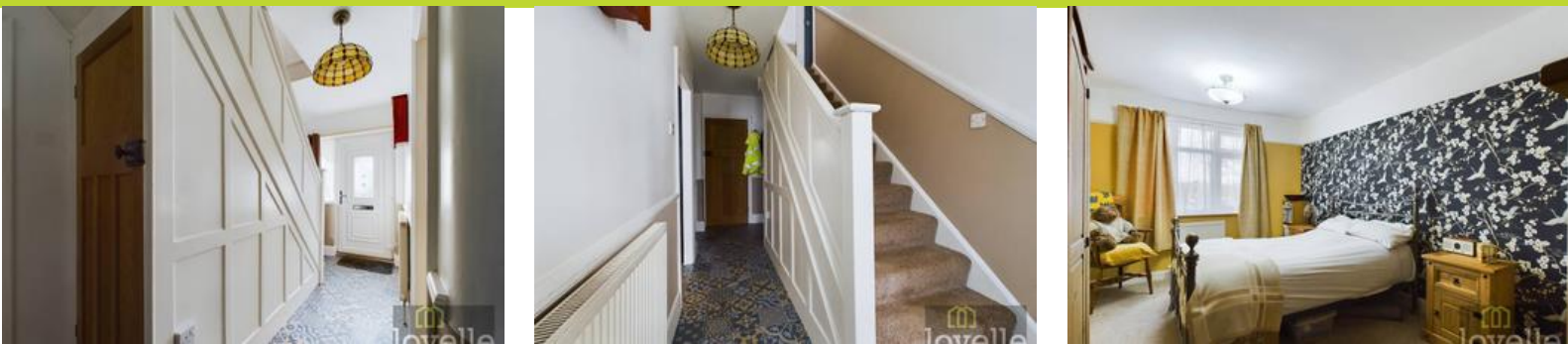


Lovelle are pleased to offer for sale a beautiful detached FOUR bedroom house in Mablethorpe with some original features. The Property is located within walking distance of the town centre and a short distance from the beach and playing fields.

Key Features

- Detached House
- FOUR Bedrooms
- Lounge
- Kitchen
- Dining Room
- Conservatory
- EPC rating C
- Tenure: Freehold





Lovelle are pleased to offer for sale a beautiful detached FOUR bedroom house in Mablethorpe with some original features. The Property is located within walking distance of the town centre and a short distance from the beach and playing fields. The property comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, WC, FOUR Bedrooms and Shower Room. With Privately Enclosed Rear Garden, Front Garden and Driveway.

Entrance Hall

1.79m x 4.73m (5'11" x 15'6")

Staircase to first floor, under stairs storage cupboard, radiator and power points.

Lounge

3.65m x 4.70m (12'0" x 15'5")

Bow window to front elevation, tv aerial point, telephone point, power points, radiator, picture rail and 'French' double opening patio doors leading into the conservatory.

Dining Room

3.15m x 3.32m (10'4" x 10'11")

Bow window to front elevation, radiator, picture rail and power points.

Kitchen

4.65m x 2.10m (15'4" x 6'11")

Windows to rear and side elevation, fitted with a range of base and wall units with worktop over, one bowl resin sink unit with drainer and stainless steel mixer taps, range cooker with extractor over, dishwasher, space for fridge/ freezer, plumbing for washing machine. There is a cupboard which house the wall mounted 'Worcester' combination boiler, power points and a door leading into;

Conservatory

3.78m x 2.95m (12'5" x 9'8")

Windows to all aspects, polycarbonate pitched roof, ceiling fan, power points and 'French' double opening doors leading out into the rear garden.

WC

0.00m x 0.00m (0'0" x 0'0")

Obscure window, two piece suite comprising of WC, wash hand basin with mixer taps and mermaid board to the walls.

Landing

1.78m x 4.72m (5'10" x 15'6")

Window to front elevation, picture rail, power points and access to all rooms.

Bedroom One

3.06m x 4.51m (10'0" x 14'10")

Spacious double bedroom, window to rear elevation, radiator, power points and picture rail.

Bedroom Two

3.06m x 3.35m (10'0" x 11'0")

Spacious double bedroom, window to front elevation, radiator, power points and picture rail.

Bedroom Three

3.71m x 2.31m (12'2" x 7'7")

Double bedroom, window to front elevation, radiator, power points and picture rail.

Bedroom Four

3.69m x 2.31m (12'1" x 7'7")

Double bedroom, window to rear elevation, radiator, power points and picture rail.

Bathroom

1.48m x 3.14m (4'11" x 10'4")

Obscure window to rear elevation, a three piece suite comprising of a panelled bath with stainless steel mixer taps, with mains twin shower head over, glass door, pedestal wash hand basin with stainless steel mixer taps, WC, built in storage cupboard and mermaid boarding to the walls.

Outside Utility Room

Outside there is a utility providing ample space for appliances such as fridge/ freezer and washing machine, power and lighting. Accessed via the rear garden and a door to the front aspect leading to the driveway.

Rear Garden

A good sized privately enclosed rear garden which is mainly laid to lawn and is fenced to all borders. The garden has a paved patio area and has two timber sheds and a polytunnel. The garden has a variety of fruit trees.

Front Garden

The front of the property is laid to lawn with a low level brick wall and gate giving access to the front.

Driveway

To the side of the property is a paved driveway providing off road parking.

Location

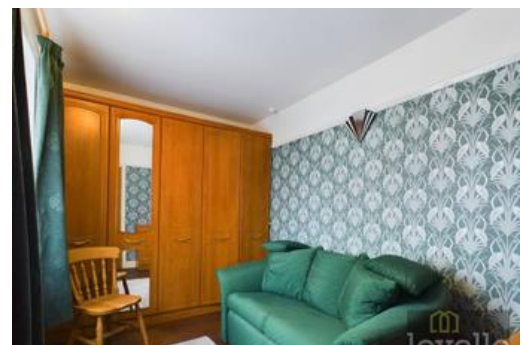
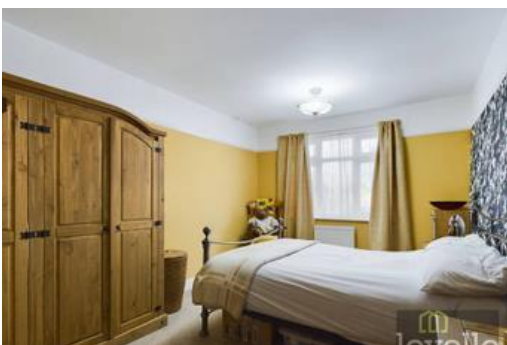
Mablethorpe is a small seaside resort on the east coast of Lincolnshire, approximately 17 miles north of Skegness. The town has a range of shops and amenities including a cinema, sports centre, primary school and health care centre. Regular bus services run to the larger resort of Skegness and the market 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 on Victoria Road, head towards the traffic lights and turn Left, take your first right hand turn onto Wellington Road and the property is located three quarters of the way down the street on your right 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 .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.

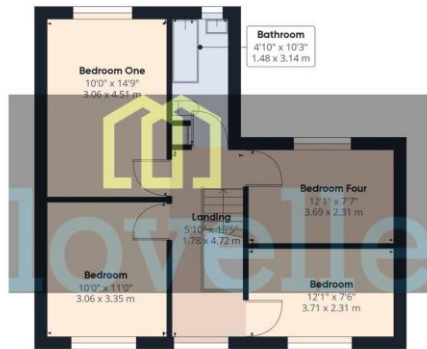








Floor 0



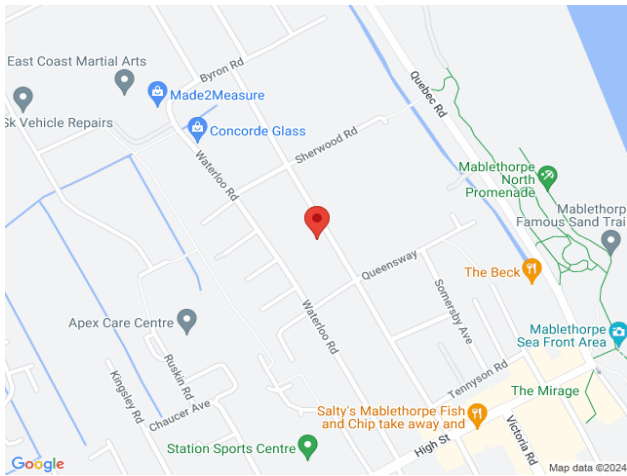
Floor 1

Approximate total area⁽¹⁾
1331.5 ft²
123.7 m²

(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.

GIRAFFE340



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it must be

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