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Wellington Road, Mablethorpe



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When it comes to  
property it must be

  
lovelle



OIRO £225,000

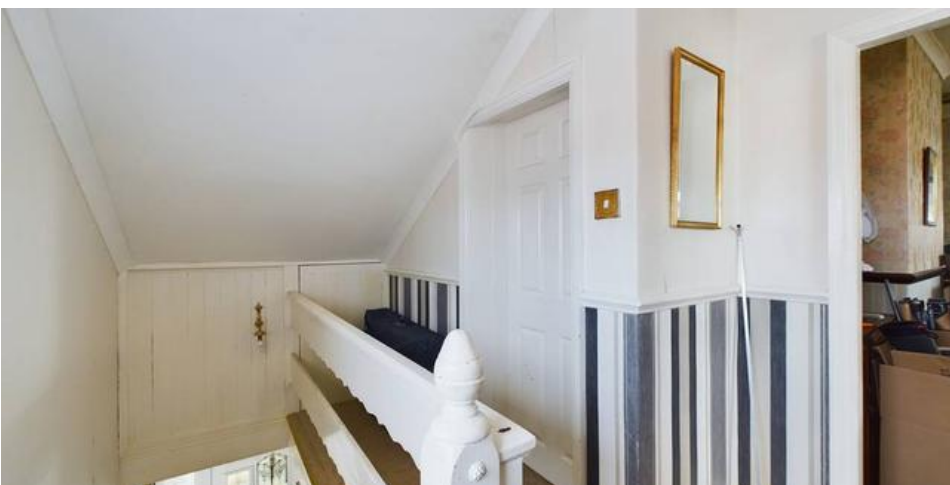


We offer for sale this large TWO bedroom DETACHED HOUSE for sale. The property is situated in Mablethorpe within walking distance to the beach and all town amenities. Wanting to make a house your home?, this properties current owner have had a rear sunroom/living room and ground floor shower room extension, with further room for improvement.

#### Key Features

- Detached House
- Attached Garage
- NEWLY BUILT Rear Extension
- TWO Driveways
- Ground Floor Shower Room
- Lounge
- EPC rating C
- Tenure: Freehold









We offer for sale this large TWO bedroom DETACHED HOUSE for sale. The property is situated in Mablethorpe within walking distance to the beach and all town amenities. This family home offers two driveways, attached garage, lounge, dining room, kitchen, rear extension to include a ground floor shower room, two double bedrooms on the first floor along with a family bathroom. Having a fully enclosed rear garden with mature planted shrubs and bushes. Wanting to make a house your home?, this properties current owner have had a rear sunroom/living room and ground floor shower room extension, with further room for improvement.

### Entrance Hall

4.63m x 1.63m (15'2" x 5'4")

Entering via a composite door to the front elevation, entering into the inner hall with stairs leading to the First floor, under stairs storage cupboard, Upvc windows to the side elevation, ceiling light, central heating radiator, telephone point and doors leading to the ground floor rooms.

### Lounge

5.2m x 4.01m (17'1" x 13'2")

Having a Upvc bay window to the front elevation and further Upvc bay window to the side elevation, having a feature open fire to the centre of the room, central heating radiators, ceiling light, TV point, electric sockets and open to the dining room.

### Dining Room

4.11m x 3.16m (13'6" x 10'5")

With Upvc bay window to the side elevation and wooden glazed "French" doors to the rear elevation into the rear lounge, feature wood burner, ceiling light, electric sockets, telephone point.

### Kitchen

3.31m x 2.64m (10'11" x 8'8")

Having a range of fitted wall and base units with work surface over, space for freestanding upright fridge freezer, inset electric cooker with induction hob, space for under counter fridge, freezer, space and plumbing for washing machine and dishwasher, ceiling lighting, being open to the recently built rear lounge.

### Rear Lounge

3.28m x 7.81m (10'10" x 25'7")

What a fantastic addition to this family property!. Having two roof lights, Upvc windows to the side and rear elevations, Upvc "French" doors to the rear elevation along with a further Upvc door, the room could be separated to a further dining room, rear living room, as there is a small snug area and has access to the ground floor shower room, and also has the integral door to the garage, ceiling lights and central heating radiators, switched for external rear patio lighting.

### Downstairs Shower Room

2.38m x 1.12m (7'10" x 3'8")

Comprising of walk in cubical with electric wall mounted shower, low flush WC, vanity wash hand basin, tiled walls, Upvc window to the side elevation and ceiling light and fan.

### Snug

Accessed from the new extension room with window to the rear elevation, central heating radiator and ceiling light.

## Landing

Accessed via the stairs from the ground floor, giving access to bedrooms and family bathroom, Upvc window to the side elevation, access to the loft which has been bordered and has electric light with pull down ladder.

## Bedroom One

4.27m x 4.05m (14'0" x 13'4")

WOW what a space, having a Upvc bay window to the front elevation and a further window to the side elevation, laminate effect flooring, ceiling light and electric sockets.

## Bedroom Two

4.24m x 3.41m (13'11" x 11'2")

With a bank of mirrored fitted wardrobes to the side elevation, dual aspect windows to the side and rear elevation, electric sockets, ceiling light and radiator.

## Family Bathroom

2.89m x 2.41m (9'6" x 7'11")

Comprising of panelled bath, pedestal wash hand basin, low flush WC, having a Upvc window to the rear and side elevations, central heating radiator, ceiling light.

## Integral Garage

5.29m x 3.07m (17'5" x 10'1")

To the side of the property is the integral garage with personal door into the property and electric garage door to the front, power and lighting connected.

## Driveways

This property benefits from TWO driveways to either side of the property, one giving access to the garage and the other would easily hold a motor home or touring caravan or could be used as extra parking for this family property.

## Front Garden

The front garden is secured by a sets of wrought iron double gates plus removable wrought iron fence for additional parking and timber fencing, there are planted edge borders, a small lawned garden area with mature planted shrubs, lockable gates access to the rear garden.

## Rear Garden

To the rear of the property is a fully enclosed secure rear garden being of a generous size, mainly being laid to lawn with mature planted shrubs and bushes, there are two fish ponds one large (needing work) and a smaller pond also garden timber shed, with having external enclosed weather proofed electric sockets to the rear of the property.

## Location

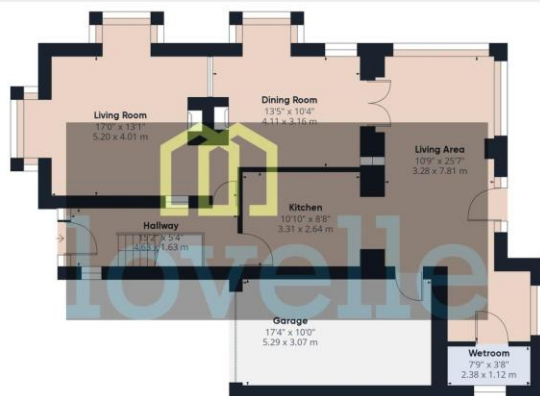
Mablethorpe is a small seaside resort on the east coast of Lincolnshire, approximately 17 miles north of Skegness. The town has a range of shops and amenities including a cinema, sports centre, primary school and health care centre. Regular bus services run to the larger resort of Skegness and the market 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 left hand side.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1533.4 ft<sup>2</sup>  
142.46 m<sup>2</sup>

**Reduced headroom**

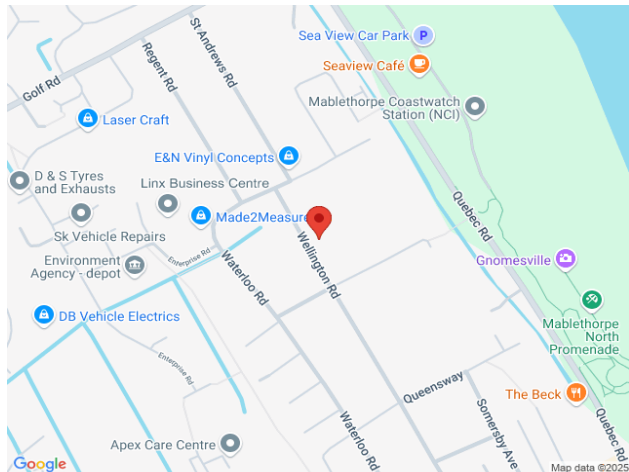
5.23 ft<sup>2</sup>  
0.49 m<sup>2</sup>

(1) Excluding balconies and terraces

[ ] Reduced headroom  
(Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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