



71 Marian Avenue, Mablethorpe

£185,000



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Willsons
SINCE 1842

71 Marian Avenue
Mablethorpe
Lincolnshire, LN12 2DZ

"AGENT'S COMMENTS"

A 2 bedroomed detached bungalow with garage and conservatory situated in a residential area in this popular coastal town. The accommodation comprises reception hall, 22ft lounge, kitchen, bathroom, 2 bedrooms and conservatory. Having the benefit of upvc double glazed exterior doors and windows and gas fired central heating. With low maintenance front garden and driveway leading to the semi detached garage. Rear garden with shed and green house. Some modernisation required and being offered for sale with the benefit of no onward chain.

LOCATION

Mablethorpe is a seaside town in East Lincolnshire with sand train operating along the sandy beaches. It is located approximately 17 miles north of Skegness and 27 miles south of Cleethorpes. The town has a range of shops being both independent and national names, and amenities including banks, a cinema, sports centre, primary school and a health centre. Regular Bus services run to the resort of Skegness & market town of Louth approximately 15 miles away. Secondary schools both Grammar and comprehensive can be found at Louth and Alford approx. 7 miles away.



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Accommodation

Access is gained a Upvc double glazed door, opening into:

Reception Hall

With radiator, coving, loft hatch, 2 recessed cupboards one of these enclosing the gas fired central heating boiler and a radiator.

Lounge

22'10" x 10'5" / 9'5"

Having upvc double glazed bow window, 3 radiators, upvc double glazed side window, coving, t.v point, decorative fireplace

Kitchen

11'3" x 7'11" / 5'7"

Wall and base units, roll edge worksurface with single drainer sink and mixer tap, spaces for electric oven and washing machine, tiled walls, upvc double glazed side door and window.

Bathroom

11'1" x 12'2"

Coloured suite of bath, wc and wash hand basin, radiator, electric wall heater, electric shower over the bath, upvc double glazed side window.

Bedroom 1

12'2" x 11'3"

Single glazed rear window into conservatory, radiator, range of built in wardrobes and lockers.

Bedroom 2

11'3" x 9'3"

Single glazed rear window and door into the conservatory, radiator

Conservatory

18'1" x 8'3"

Being of upvc double glazed construction on a brick base with a pair of upvc double glazed doors and a single upvc double glazed door onto the rear garden, radiators, polycarbonate roof

Exterior

Having a gravelled front garden with decorative round patio and concrete drive allowing parking for 2 vehicles leading to the rear semi-detached garage. Concrete path leading around to the rear garden, with shed and greenhouse

Garage

17'5" x 8'7"

Being brick built with an up and over door, single glazed window, light and power.

Tenure and Possession

Property is Freehold with vacant possession upon completion.

Services

We understand that mains water, electricity, gas and drainage are connected to the property. Heating is via a gas fired central heating boiler to radiators.

Local Authority

Council Tax Band 'B' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Energy Performance Certificate

The property has an energy rating of B. The full report is available from the agents or by visiting www.gov.uk/find-energy-certificate Reference Number: 0300-2699-2320-2404-8461

Please note that the EPC rating takes into account the solar panels which are not part of the property and if they were not installed then the EPC rating would be lower.

Viewing

Viewing is strictly by appointment with the Alford office at the address shown below.

Directions

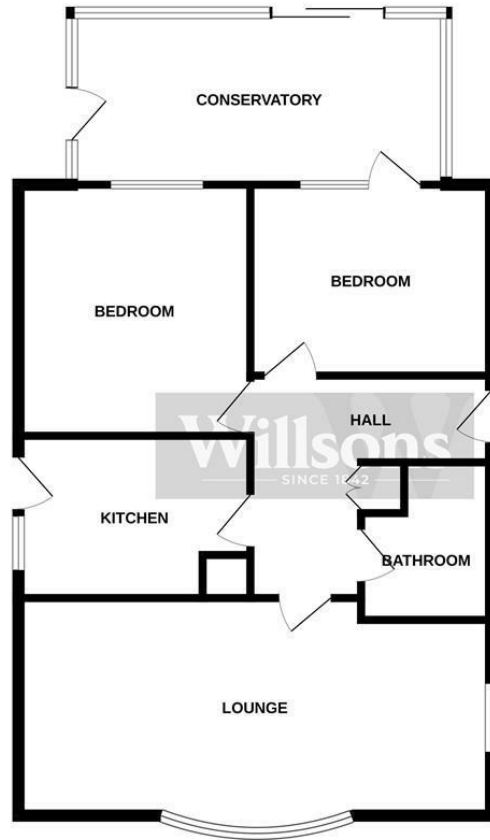
Proceed into Mablethorpe on the A52 Skegness Road turn left at "The Eagle" into Seaholme Road and left again into Dymoke Road. At the end of Dymoke Road turn right into Medina Garden, turning right at the junction with Marian Avenues no71 will be found on the left hand side near the junction with Champion Way

Solar Panels

It should be noted by all prospective purchasers that there are 16 solar panels mounted on the roof, these do not belong to the property nor are they part of the sale of the property, they are owned and maintained by a solar panel company and are situated on the roof under a lease agreement. Details of the lease agreement and any monies received for energy generated are currently being obtained by the selling agent.



GROUND FLOOR
852 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOORPLAN Not to scale – For identification purposes only

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Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

