



1 Park Avenue, Mablethorpe

£205,000



5



2



2

**Willsons**  
SINCE 1842

1 Park Avenue  
Mablethorpe  
Lincolnshire, LN12 2AE

### "AGENT'S COMMENTS"

*A spacious 5 bedroom semi-detached house situated close to the beach, on a no-through road and close to the amenities of this popular seaside resort town. Offering open plan lounge diner, kitchen, pantry, wet room, family bathroom and low maintenance rear garden with outbuilding. Benefiting from uPVC double glazing throughout, gas fired central heating and 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.*



**Willsons**  
SINCE 1842

124 West Street, Alford, Lincolnshire, LN13 9DR  
T. 01507 621111 | E. [alford@willsons-property.co.uk](mailto:alford@willsons-property.co.uk)  
<https://www.willsons-property.co.uk>

### Front of Property

With dwarf walls of concrete decorative blocks, concrete slabbed pathway leading to front, side gate leading to rear garden.

### Entrance Hallway

With wooden front door, two radiators and vinyl flooring.

### Open Plan Living Dining Room

21'3" x 10'11" max (6.48m x 3.33m max)

With log burner set in recess chimney breast, two radiators, windows to the front of the property, carpeted and vinyl flooring.

### Kitchen

14'7" x 10'11" max (4.45m x 3.33m max)

With wall and base units, tiled splash back, integrated gas hob with oven below, space and plumbing for washing machine and dishwasher, Gas fired combination boiler, window to the rear of the property, uPVC door leading to the rear garden and vinyl flooring.

### Pantry

10'11" x 3'5" (3.33m x 1.04m)

With storage shelving, window to the rear of the property and vinyl flooring.

### Ground Floor Bedroom

12'2" x 12' max (3.71m x 3.66m max)

With radiator, window to the side of the property and vinyl flooring.

### Wet-Room

9'2" x 4'9" (2.79m x 1.45m)

With WC, hand basin, electric shower, partially tiled walls, part mermaid board, extractor fan, storage cupboard, radiator, window to the side of the property and wet room flooring.

### First Floor Landing

10' x 7'1" (3.05m x 2.16m)

### Bedroom 2

11' x 9'5" (3.35m x 2.87m)

With radiator, window to the side of the property and floor boards.

### Bedroom 3

8'7" x 7'1" plus bay (2.62m x 2.16m plus bay)

With radiator, dormer window to the front of the property and floor boards.

### Bedroom 4

11'1" x 9'6" (3.38m x 2.90m)

With radiator, loft access, window to the side of the property and floor boards.

### Bedroom 5

9'9" x 7' plus bay (2.97m x 2.13m plus bay )

With radiator, dormer window to the rear of the property and floor boards

### Bathroom

9'9" x 8'5" (2.97m x 2.57m)

With WC, hand basin with storage cupboard below, bath with direct feed shower over, heated towel rails, storage cupboard, part tiled walls and vinyl flooring.

### Rear Garden

Low maintenance garden with patio area, decking area, borders of walls and fencing.

### Outbuilding

11'5" x 10'9" (3.5m x 3.3m )

Brick built outbuilding.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains gas, electricity, water and drainage are connected to the property.

### 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

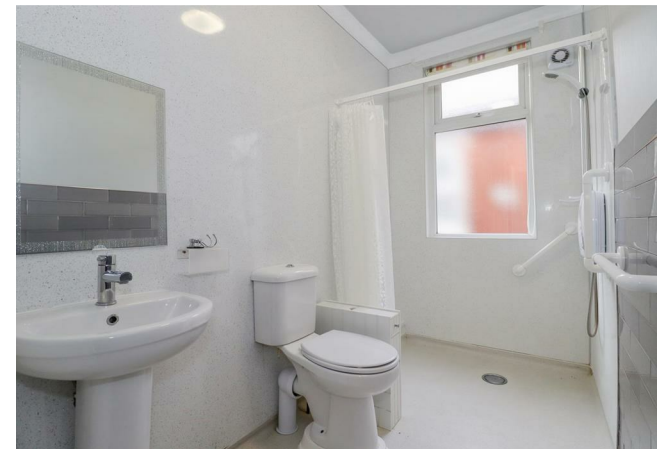
The property has an energy rating of D. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 3700-6728-3722-4000-1773.

### Viewing

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

### Directions

From the main A52 Victoria Road through Mablethorpe, turn on to The Boulevard towards the Boating Lake and following the road round to Park Avenue, a no-through road to the left. The property can be found on the left hand side.  
What3Words///sheets.decorate.armrests





**FLOORPLAN** Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

**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.

