



Willsons

Four Winds, 18 Kent Avenue, Theddlethorpe

Offers Over £300,000



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Willsons
— SINCE 1842 —

Four Winds, 18 Kent Avenue,
Theddlethorpe, Mablethorpe,
Lincolnshire, LN12 1QE

"AGENT'S COMMENTS"

Situated in a rural location with stunning field views to the front and rear, within walking distance of the beach and in close proximity to the seaside town of Mablethorpe. Offering generously sized dining kitchen, garden room, gardens to both the front and rear, garage, carport and ample off road parking. Benefiting from uPVC double glazing throughout, oil fired central heating and is brought to the market with no onward chain.

LOCATION

Theddlethorpe St Helen is a coastal village offering primary school, village hall, public house, church and several miles of sand dunes and stunning beaches. The village is situated to the north of the town of Mablethorpe which is a traditional seaside with 'Blue Flag' awarded beaches 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 and amenities including a cinema, sports centre, primary school and a health centre. Regular bus services run to the resort of Skegness and market town of Louth approximately 15 miles away. Secondary schools both grammar and comprehensive can be found at Louth and Alford approximately 7 miles away.



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Front of Property

Set to lawn with landscaped garden borders of flowers and shrubs, small trees, concrete driveway with additional bay offering ample parking, car port, gated access to both sides and property boundaries of dwarf brick wall and hedging.

Entrance Hallway

18'8" x 5'6" max (5.7m x 1.7m max)

With uPVC front door with full height glazed panel and feature stained glass window, storage cupboard (1.3m x 0.3m), radiator and tiled flooring.

Living Room

16'8" x 11'9" (5.1m x 3.6m)

With feature fireplace, hearth and mantle with multi-fuel log burner, two radiators, window to the front of the property and laminated flooring.

Kitchen Diner

27'10" x 13'9" (8.5m x 4.2m)

Dual aspect room with wall and base units, sink with mixer tap and drainer, integrated fridge freezer, dishwasher, cooker, grill and electric hob, extractor hood, space and plumbing for washing machine, tiled splashback, two radiators, windows to the front and rear of the property, door leading to the rear garden and laminated flooring.

Snug

11'5" x 11'9" (3.5m x 3.6m)

With French doors to the garden, radiator and tiled flooring. May offer potential for third bedroom.

Bedroom One

12'5" max x 14'1" (3.8m max x 4.3m)

'L' shaped room with radiator, loft access, window to the rear of the property and laminated flooring.

Bedroom Two

12'5" x 11'9" (3.8m x 3.6m)

With radiator, window to the front of the property and laminated flooring.

Bathroom

7'6" x 8'6" (2.3m x 2.6m)

With combination vanity basin and WC, low level shower enclosure with electric shower and uPVC wall boarding, extractor fan, tiled splashback, windows to the rear of the property and tiled flooring.

Rear Garden

Set to lawns with areas of gravel, borders of mature shrubs and small trees, concrete hardstanding with oil tank, summer house, wide gated access to the side of the property and property boundaries of brick wall and fencing.

Outside WC

4'3" x 2'11" (1.3m x 0.9m)

With WC, window to the rear of the garage, wooden door and concrete flooring.

Garage

16'4" x 8'2" (5.0m x 2.5m)

With up-and-over garage door, wall and base units, Belfast style sink with two taps, power and lighting, Firebird oil fired combination boiler, personnel door and concrete flooring.

Tenure and Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains electricity, water and drainage are connected to the property. There is an oil fired central heating system installed at the property.

Local Authority

Council Tax Band 'D' 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 Reference Number: 0971-2899-6824-9128-9365

Directions

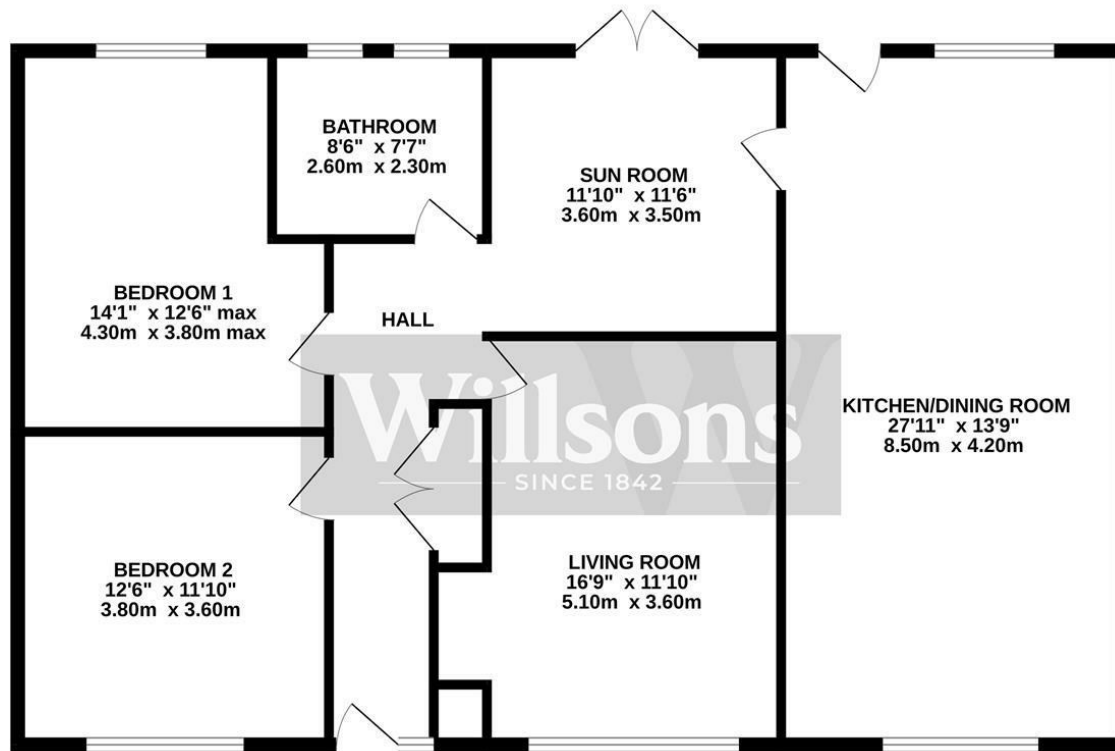
From Mablethorpe, take the A1031 north towards the village of Theddlethorpe. After 1 mile turn right onto Kent Avenue. The property can be found on the left after 800m. What3Words///talker.passion.fluffed

Viewing

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



GROUND FLOOR



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.

