



The Former Rectory, 88 Wellington Road, Mablethorpe, LN12 1HT



Book a Viewing!

£325,000

This spacious four bedroom detached family home is located close to the centre of the coastal town of Mablethorpe, offering easy access to a range of amenities including shops, schools and leisure facilities. The property is also just a short walk from the beach and sea. The home sits on a generous plot with a good sized rear garden. To the front there is a driveway providing off road parking, along with well-maintained gardens, a garage and an additional store to the side. At the rear the property benefits from an open outlook over playing fields. Internally, the property offers flexible accommodation. The ground floor includes an Entrance Hall, Lounge, Lobby, Shower Room, Family Room, Dining Room, Kitchen, second Lobby with WC and a Utility/Porch area. On the first floor the landing leads to four double Bedrooms and a Family Bathroom. The property is offered with No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - East Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Mablethorpe is a seaside town on the Lincolnshire coast, offering a wide sandy beach, traditional attractions, and a variety of local amenities, including shops, cafes, schools, and healthcare services. The town is well-connected to nearby locations such as Louth and Skegness.



ENTRANCE HALL

Having two uPVC double glazed windows and external door, stairs to first floor, understairs storage cupboard and radiator.

LOUNGE

19' 3" x 12' 3" (5.87m x 3.73m) Having uPVC double glazed window and uPVC double glazed double doors into the rear garden, gas fire and two radiators.

LOBBY

Having uPVC double glazed external door.

WC

5' 3" x 5' 0" (1.6m x 1.52m) Having uPVC double glazed window, low level WC, wash hand basin and radiator.



FAMILY ROOM

13' 0" x 12' 3" (3.96m x 3.73m) Having three uPVC double glazed windows, gas fire, radiator and storage cupboard.

DINING ROOM

12' 7" x 11' 6" (3.84m x 3.51m) Having three uPVC double glazed windows, fire surround and hearth with inset gas fire and radiator.

KITCHEN

12' 7" x 11' 1" (3.84m x 3.38m) Having uPVC double glazed window, fitted with a range of wall, base and drawers units with work surfaces over, tiled splashback, stainless steel sink and drainer unit, integrated oven, five ring gas hob with extractor fan over and plumbing and space for a dishwasher.



LOBBY

8' 8" x 6' 10" (2.64m x 2.08m) Having access to the Porch/Utility and Shower Room.

PORCH / UTILITY

17' 9" x 5' 1" (5.41m x 1.55m) Having uPVC double glazed windows and external door, space and plumbing for washing machine and space for tumble dryer.

SHOWER ROOM

9' 2" x 2' 9" (2.79m x 0.84m) Having uPVC double glazed window, low level WC, wash hand basin, shower cubicle, extractor fan and radiator.

FIRST FLOOR LANDING

Having uPVC double glazed window, access to roof void and radiator.



BEDROOM 1

12' 10" x 12' 7" (3.91m x 3.84m) Having three uPVC double glazed windows and two radiators.

BEDROOM 2

12' 3" x 9' 9" (3.73m x 2.97m) Having uPVC double glazed window and radiator.

BEDROOM 3

12' 3" x 9' 6" (3.73m x 2.9m) Having uPVC double glazed window and radiator.



BEDROOM 4

12' 7" x 10' 0" (3.84m x 3.05m) Having uPVC double glazed window, radiator and airing cupboard housing the hot water cylinder.

BATHROOM

9' 11" x 5' 10" (3.02m x 1.78m) Having uPVC double glazed window, low level WC, wash hand basin, shower cubicle, bath, radiator and extractor fan.

OUTSIDE

To the front of the property there is a lawned garden with a driveway providing off road parking, which also gives access to the single garage and attached storage area. There is gated access to the rear garden, which is mainly laid to lawn with a patio area.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

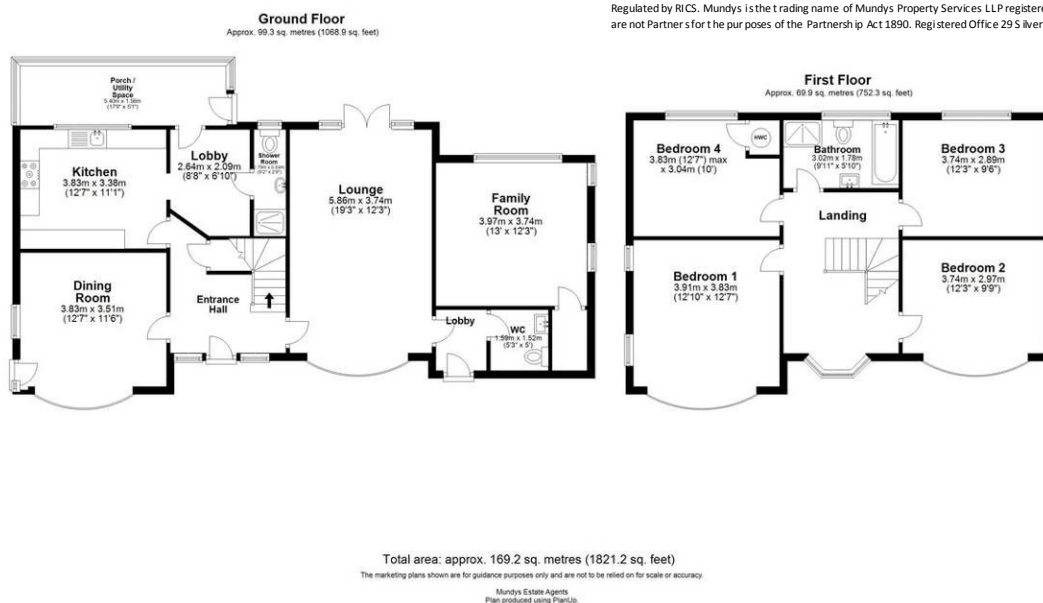
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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