

## Waterloo Road, Mablethorpe

£135,000



- Detached Bungalow
- Three Bedroom
- Two Kitchens
- Two Conservatories
- Very Versatile Property

- Off Road Parking
- Large Enclosed Garden
- Close To All Local Amenities
- No Onward Chain
- Tax Band B EPC Rating



### Entrance Porch

Enter into the property via a small porch with Upvc double glazed sliding patio doors leading to a Upvc part glazed door into the hallway.

**Hallway** There is an alarm system and doors off to most rooms.

**Lounge/Diner** 6.17m x 3.48m (20'3" x 11'5")

Dual aspect room with a large bay window to the front elevation makes for a good light room. There is a feature fireplace and space for a dining area.

**Kitchen** 2.67m x 2.68m (8'9" x 8'10")

Fitted with a range of wall and base units with worktops over, stainless steel sink unit with drainer and mixer taps, integrated electric cooker, four ring gas hob with extractor over, velux window and door to the kitchenette.

**Kitchenette** 3.43m x 4.26m (11'3" x 14'0")

Fitted with a range of wall and base units with worktops over, one and a half bowl resin sink unit with drainer and mixer taps, laminate flooring, partly tiled walls.

**Conservatory** 3.02m x 2.30m (9'11" x 7'7")

Mounted Glow Worm combination boiler, pace for fridge/freezer, polycarbonate roof, sliding patio doors to garden.

**Rear Porch** 1.67m x 3.21m (5'6" x 10'6")

Tiled flooring and poly-carbonate roof.

**Side Porch** 2.87m x 0.64m (9'5" x 2'1")

Providing side access.



**Bedroom 1** 2.77m x 4.67m (9'1" x 15'4")

Open plan living area, sliding patio doors into the conservatory, spacious double bedroom, TV Aerial point, dual aspect windows, stairs to the first floor, door to:-

**En-Suite** 2.82m x 1.50m (9'3" x 4'11")

Fitted with a three piece suite comprising panelled bath with mixer taps and shower attachment over, wash hand basin with single taps, low level wc, tiled flooring, partly tiled walls.

**Bedroom 2** 2.79m x 3.81m (9'2" x 12'6")

Bay window to front aspect, dual aspect windows, TV Aerial point, spacious double bedroom.

**Bedroom 3** 3.27m x 4.44m (10'9" x 14'7")

Storage to the eaves, walk in wardrobe, spacious double bedroom, laminate flooring.

**Walk-In Wardrobe** 1.60m x 2.46m (5'3" x 8'1") -

**Shower Room** 1.77m x 2.56m (5'10" x 8'5")

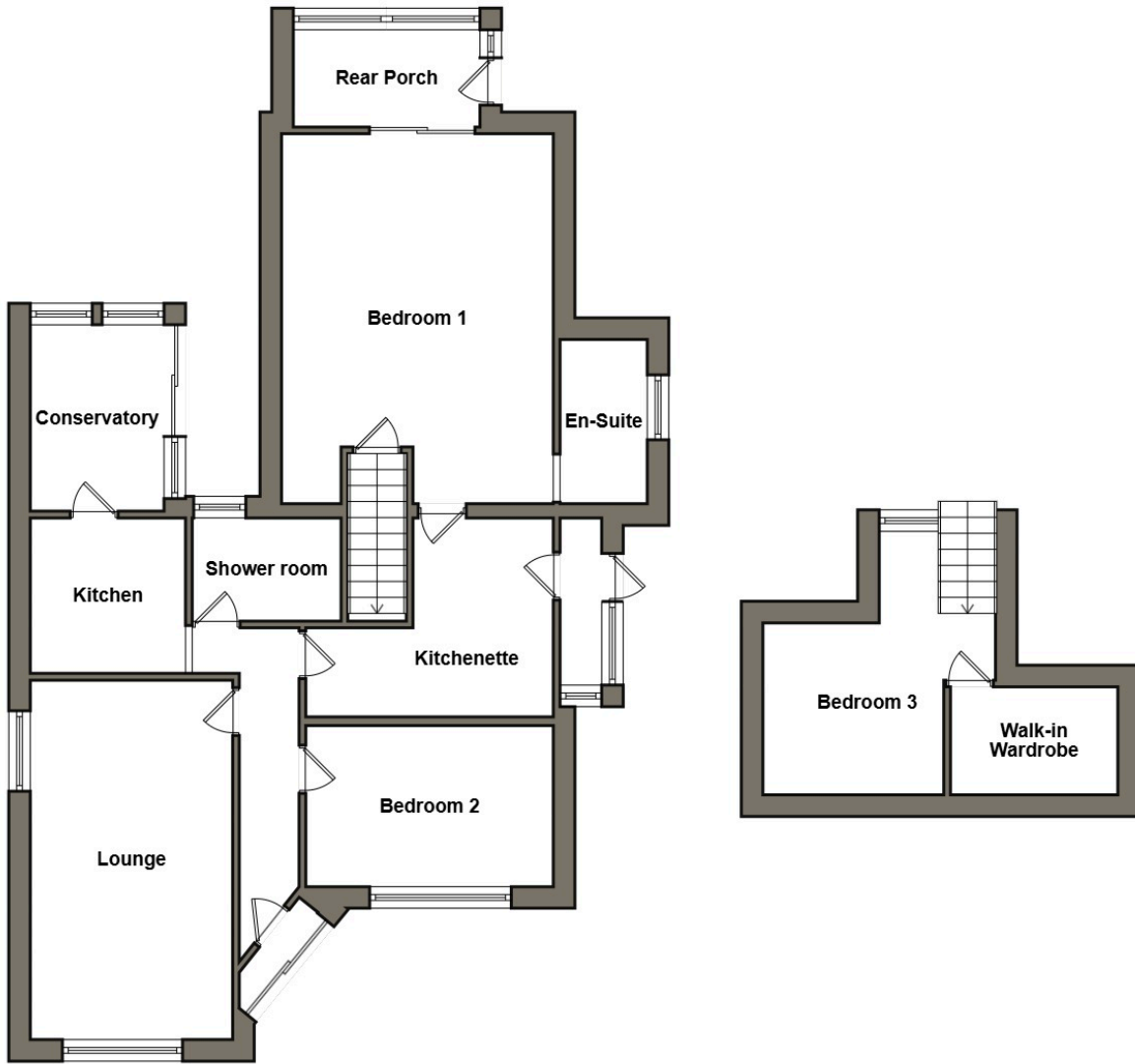
Fitted with a three piece suite comprising of a shower cubicle with mains shower over, wash hand basin with vanity unit, low level wc, built in storage cupboard, tiled walls and flooring.

**Outside**

The front of the property is laid mostly to paving with a gated opening to the driveway to provide parking. To the rear of the property there is a decking area which the conservatory flows out to then there are various lawned areas and gravel sections. The garden is fully enclosed and a good size and comes with a timber shed.

Notes - Please note this property is part non standard construction.





Ground Floor

First floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	