



MABLETHORPE ROAD, THEDDLETHORPE, MABLETHORPE, LN12 1NN
GUIDE PRICE £525,000



*****WITH GLAMPING PODS*** ***SOLAR PANELS & AIR SOURCE PUMP INSTALLED JAN 2024*****

TES Property is delighted to bring to the market this impressive 3 bedroom detached cottage. The property stands within approximately 3/4 acre of grounds with wrap around views to surrounding open fields and offers the opportunity for business with two superb glamping pods (which can be removed) and the added benefit of a garage conversion for further holiday accommodation if necessary. Vendor is also happy to consider a house swap.

Internally the property comprises of a dining kitchen, living room, utility room, modern downstairs shower room, conservatory, three bedrooms, bathroom and a separate W.C.

The property also benefits of solar panels & an air source heat pump installed in January 2024.

Viewing is highly recommended to appreciate what this lovely property has to offer.



PORCH

3'10" x 5'1"

Entrance porch with UPVC front door, UPVC double glazed window to front and side and wall mounted consumer unit.

KITCHEN DINER

18'1" x 11'5"

Spacious kitchen diner with fitted wall, base and drawer units with work surface over, electric 'Belling' oven and four ring hob with extractor hood above, ceramic sink unit with drainer and mixer tap, T.V aerial point, coving to ceiling, tiled floor, tiled splashbacks, integral dishwasher, radiator, under stair storage cupboard, UPVC double glazed window to front and two UPVC double glazed doors into conservatory.

UTILITY ROOM

7'2" x 12'5"

Fitted with a range of base units with work surface over, 1 bowl stainless steel sink unit with drainer, UPVC double glazed window to rear, space for tumble dryer, space and plumbing for washing machine, radiator, spotlights to ceiling, tiled floor, UPVC half glazed door to rear garden and door into downstairs shower room.

LIVING ROOM

18'3" x 11'11"

With coving to ceiling, UPVC double glazed window to front and side, radiator, feature fireplace with wooden mantle and wall lights.

CONSERVATORY

12'3" x 12'3"

With UPVC double glazed windows to all exterior walls, UPVC patio doors out to garden and radiator.

DOWNSTAIRS SHOWER ROOM

Modern shower room fitted with a three piece suite comprising of WC, wash hand basin with mixer tap set within vanity unit and shower cubicle. Spotlights to ceiling, fully tiled walls, frosted UPVC double glazed window to side, tiled floor, chrome heated towel rail, radiator and extractor.

FIRST FLOOR LANDING

Access to all first floor rooms, coving to ceiling, radiator and UPVC double glazed window to rear.

BEDROOM 1

11'10" x 10'7" (max)

Large double bedroom with two fitted wardrobes, coving to ceiling, storage cupboard, UPVC double glazed window to front and radiator.

BEDROOM 2

12'0" x 11'11"

Spacious double bedroom with fitted wardrobe, coving to ceiling, UPVC double glazed window to front and radiator.

BEDROOM 3

5'10" x 11'1" (max)

Single bedroom with coving to ceiling, UPVC double glazed window to rear and radiator.

BATHROOM

5'2" x 8'2" (max)

Fitted with a two piece suite consisting of a corner 'whirlpool' bath with shower head over, wash hand basin with mixer tap set within vanity unit, tiled splashbacks, frosted UPVC double glazed window to rear, radiator, tiled floor and extractor.

WC

2'8" x 4'3"

With WC, coving to ceiling and frosted UPVC double glazed window to rear.

OUTSIDE

This impressive property is fronted with a set of double wooden gates which open out into the large gravelled driveway leading down to the garage and workshop. The property is secured with hedging to the boundary along with additional fencing and brick walls. The gardens are split into several sections, areas laid to lawn, gravelled areas and a paved patio, there are a range of mature trees and plants.

Nestled away in the far corner of the garden are two beautiful glamping pods which provide the perfect opportunity for business, there is also the potential for further holiday glamping pods with a garage conversion (please note that if the pods are not required, they can be removed).

Services

Mains water and electricity are understood to be connected. The property is believed to have an air source heat pump and septic tank. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

Council Tax Band

East Lindsey Council Tax Band C

Brochure Prepared

February 2024

Viewings

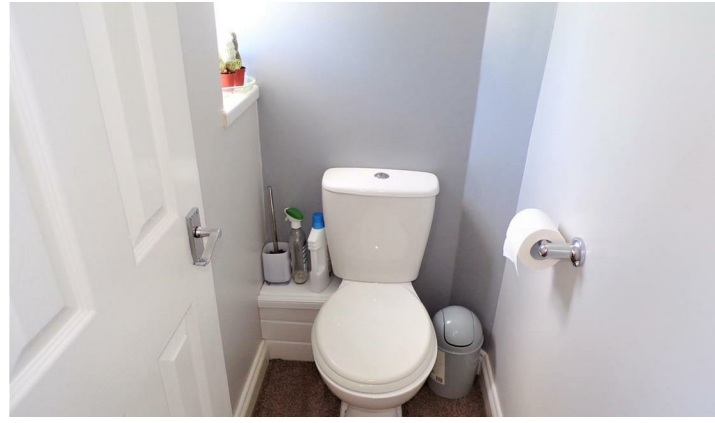
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

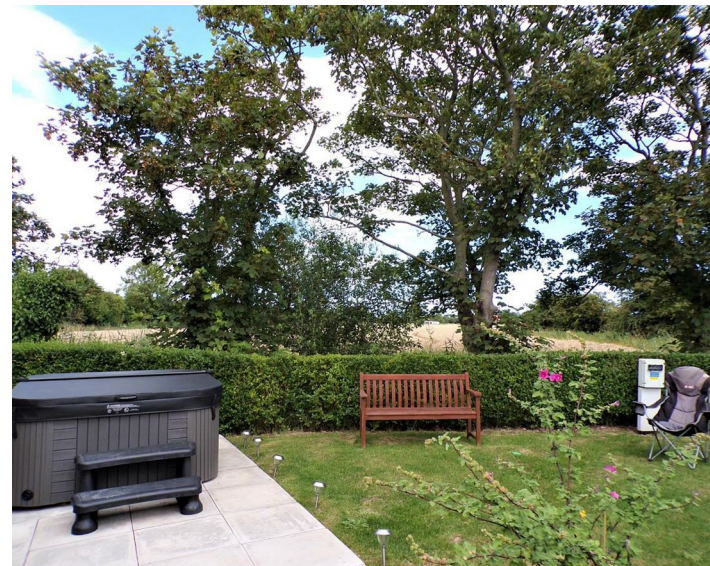
Opening Hours

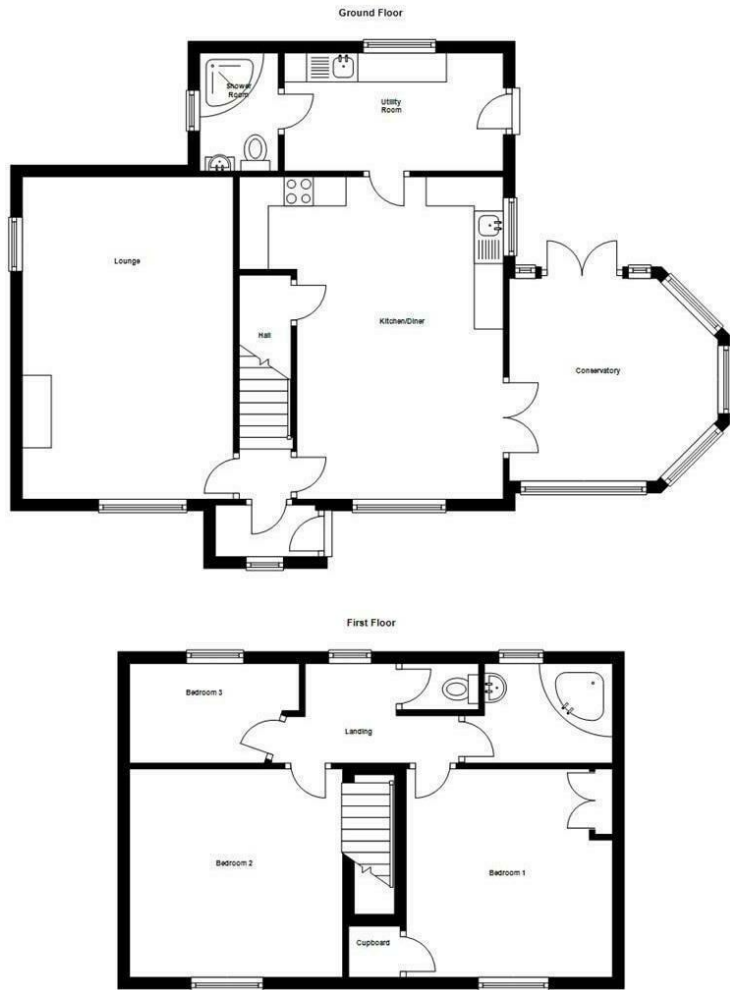
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm









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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

