



Glenfield Frith, Seaholme Road, Mablethorpe

£925 Per Month



3



2



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**Willsons**  
SINCE 1842

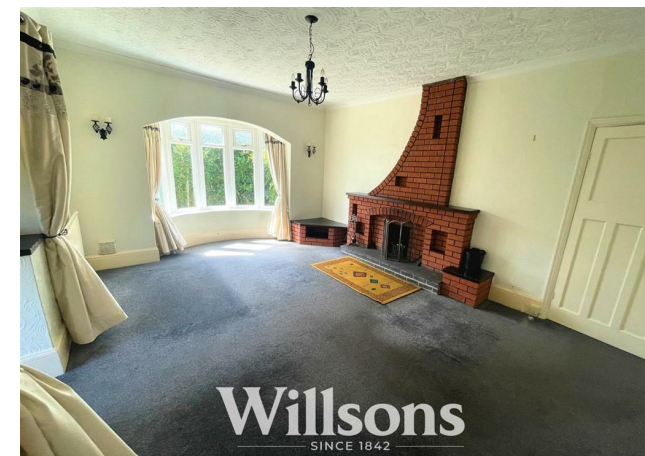
Glenfield Frith, Seaholme Road,  
, Mablethorpe,  
Lincolnshire, LN12 2NX

### "AGENT'S COMMENTS"

*Large 3 bedroom detached property with downstairs bedroom, situated next to a caravan park and close to local amenities. This spacious home holds a diner, lounge, sunroom and utility area. There is UPVC double glazed windows and gas central heating throughout. Private driveway leads to garage and back garden. Council tax band C. EPC rating E. Deposit £1067.30*

### LOCATION

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<https://www.willsons-property.co.uk>

### Viewing and Holding Deposit

If you wish to view any of our rental properties please fully complete the Willsons Application form online or at our offices (NO CHARGE) and return to the Skegness branch of Willsons, we will then contact you to arrange a viewing. (Failure to complete all sections may result in your application being delayed).

Viewings arranged convenient to yourselves between the hours of 9am - 5pm Monday to Friday, 9am - 12 noon Saturdays (or to suit tenant occupation).

If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent must be paid at the start of referencing and is to be held whilst referencing is being completed. This fee will be deducted from the first months rent upon successful completion of referencing.

### Accommodation

Situated next to a caravan park. Access via private driveway and door to the front and rear.

### Utility

14'8" x 6'4" (4.49 x 1.95)

Access via kitchen and garden, Plumbing for washing machine, Tap for hosepipe, Light fixture, Sockets and Switches, Fusebox.

### Kitchen

10'11" x 12'9" (3.33 x 3.89)

Gas central heated radiator, UPVC double glazed windows and door, Integrated double oven and 4 ring gas hob with fitted extractor fan, Stainless steel sink and drainer, Range of wall and base units as well as built in storage cupboards that hide boiler and clothing rails. Sockets, switches and light fixtures.

### Downstairs bathroom 1

5'8" x 7'3" (1.73 x 2.21)

Tiled throughout, Bath with shower on taps, toilet, facet, UPVC Double glazed window, radiator, bi-fold doors, towel rail radiator, charging point for shaver.

### Downstairs bedroom

9'11" x 12'2" (3.03 x 3.71)

Bay UPVC double glazed window, radiator, sockets and switches, light fixtures

### Dining room

14'11" x 13'1" (4.57 x 3.99)

UPVC double glazed bay window, stairs leading to first floor, radiators, sockets and switches

### Lounge

12'11" x 16'9" (3.96 x 5.12)

Leads to sunroom, UPVC double glazed bay window, disconnected fire place, radiators, light fixtures, telephone point, sockets and switches

### Sun room

14'10" x 6'4" (4.53 x 1.95)

UPVC Double glazed double door leading to back garden, windows. Light fixtures

### Bathroom

5'10" x 6'0" (1.79 x 1.85)

UPVC double glazed window, electric shower unit, toilet, facet, radiator

### Bedroom 1

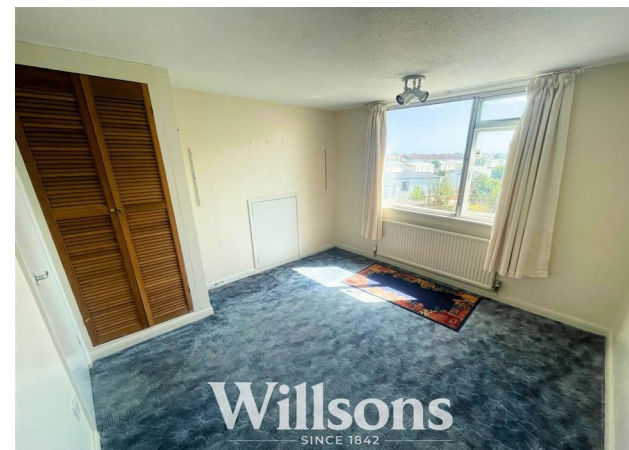
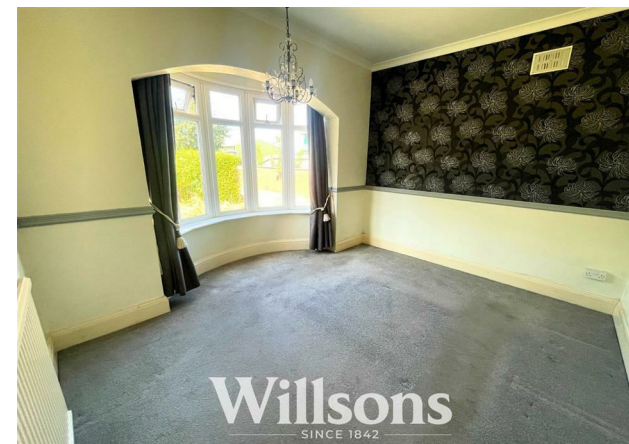
11'2" x 11'6" (3.41 x 3.51 )

UPVC double glazed window, storage cupboard, radiator, sockets and switches

### Bedroom 2

11'5" x 8'9" (3.49 x 2.68)

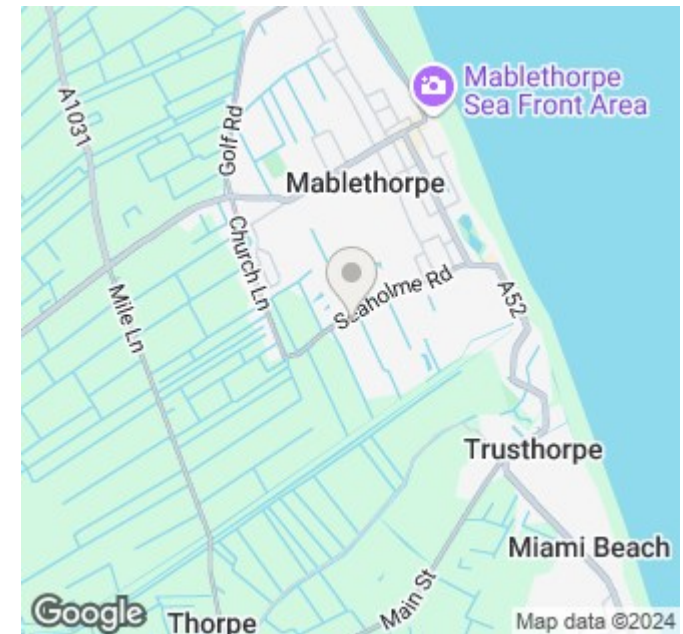
UPVC Double glazed window, radiator, shelving, Sockets and switches





## 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.

