

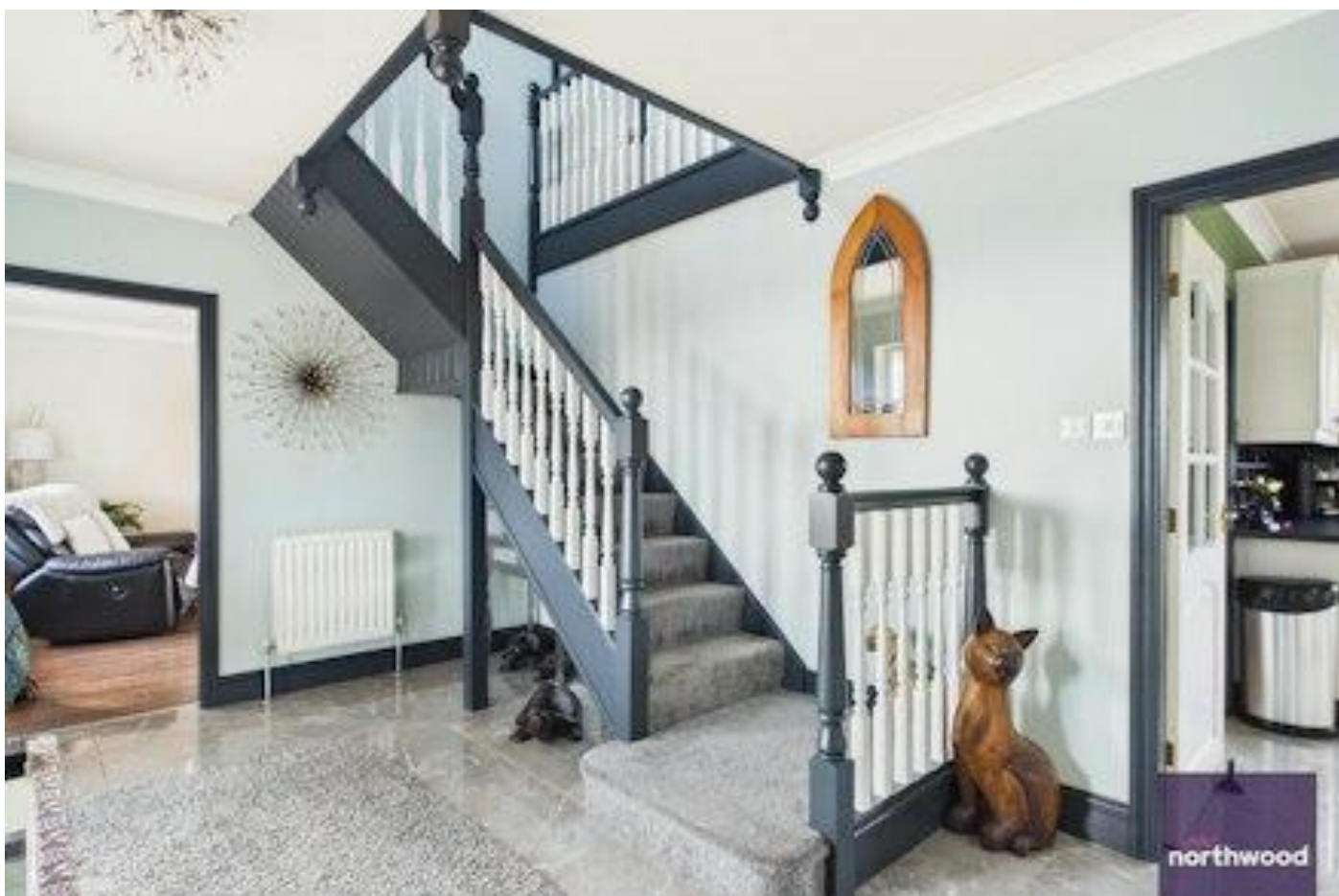


Church Lane, Mablethorpe



£425,000

- Detached House
- Four Bedrooms One With En Suite
- Lounge and Dining Room
- Rear Garden
- Generous Driveway
- Freehold
- EPC rating C



Northwood are delighted to present this exceptional four-bedroom detached family home, occupying a generous plot in one of Mablethorpe's most sought-after residential locations.

Offering spacious and versatile accommodation throughout, this impressive property is ideal for growing families and those seeking ample living space both inside and out. To the front, a substantial driveway provides ample off-road parking and leads to a garage, while to the rear, the property benefits from a private enclosed garden, perfect for outdoor entertaining and family enjoyment.

Internally, the accommodation briefly comprises: welcoming Entrance Hall, spacious Lounge, separate Dining Room, fitted Kitchen, Utility Room, Ground Floor WC, and a versatile Study ideal for home working. To the first floor are four generously sized double Bedrooms and a family Bathroom.



Properties of this size and calibre in such a desirable location rarely remain on the market for long. Early viewing is highly recommended to fully appreciate everything this fantastic family home has to offer.

Living Room 4.04m x 6.76m (13'4" x 22'2")

Dining Room 3.33m x 4.19m (10'11" x 13'8")

Office 3.02m x 3.05m (9'11" x 10'0")

Kitchen 4.22m x 3.33m (13'10" x 10'11")

Utility Room 2.36m x 1.8m (7'8" x 5'11")

Bedroom 3.4m x 3.33m (11'2" x 10'11")

Bedroom 4.17m x 3.35m (13'8" x 11'0")

Bedroom 3.35m x 2.9m (11'0" x 9'6")



Bedroom 3.63m x 3.05m (11'11" x 10'0")

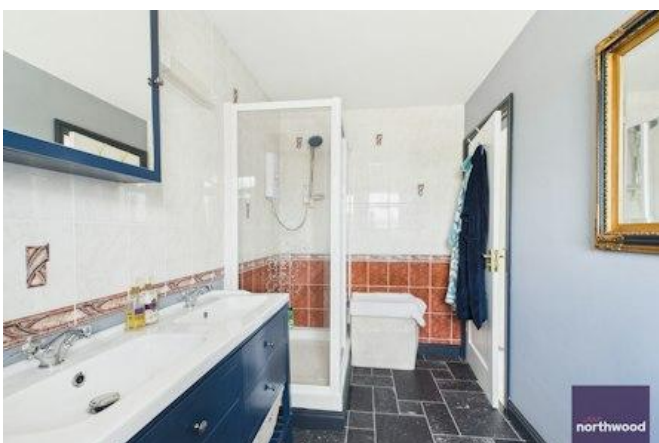
WC 0.97m x 1.93m (3'2" x 6'4")

Bathroom 3.28m x 2.29m (10'10" x 7'6")

Bathroom 3.48m x 1.8m (11'5" x 5'11")

Hallway 4.39m x 2.87m (14'5" x 9'5")

Landing 3.33m x 3.94m (10'11" x 12'11")









Floor 0



Floor 1



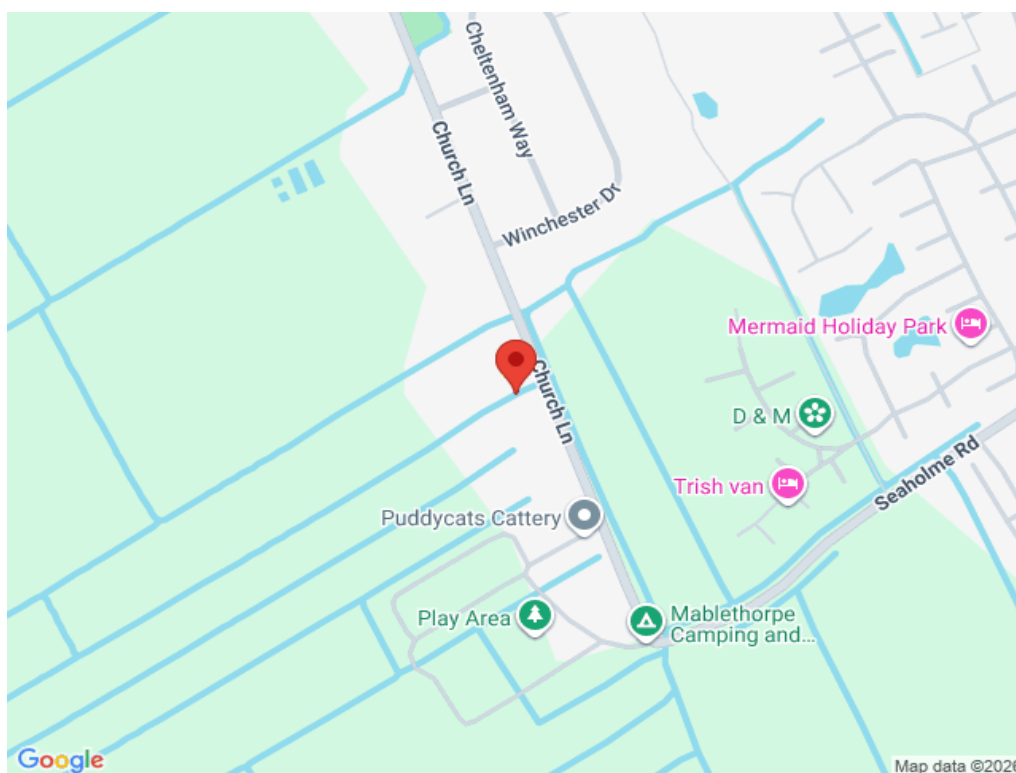
Approximate total area[®]
1728 ft²
Reduced headroom
15 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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