



Regent Road, Mablethorpe



£185,000

- Semi Detached Bungalow
- Four Bedrooms
- Kitchen and Dining Room
- Utility Room
- Driveway and Garage
- Rear Garden
- Freehold
- EPC rating C



Northwood are pleased to present this deceptively spacious four bed semi detached dormer property. The property benefits from large garage, lean-to and driveway. The property is situated in a prime location close to the beach and town. The property has also been updated with renewable energy sources in mind and features a 4kw SOLAR photovoltaic panel system with a 7kw BATTERY store. VIEWING ADVISED.

The property comprises of Kitchen, Lounge, Utility Room, Dining Room, Four Bedrooms and Bathroom. With Lean-To, Rear Garden , Garage and Driveway.

Entrance

Upvc door into;

Covered Store 1.78m x 15.27m (5'10" x 50'1")

Polycarbonate roof, plumbing for washing machine, gate leading to garden and door into;



Entrance Hall 1.38m x 2.17m (4'6" x 7'1")

Access to all rooms.

Bathroom 2.09m x 2.32m (6'11" x 7'7")

Obscure window to side elevation, a three piece suite comprising of bath , WC, vanity wash hand basin, tiled splashback and extractor fan.

Kitchen 1.58m x 5.71m (5'2" x 18'8")

Window to front and side elevation, a fitted kitchen with a range of base and wall units with worktop over, one and a half bowl stainless steel sink with drainer, integral cooker and four ring induction hob with extractor hood over, partly tiled walls, radiator and power points. wall mounted solar panel system controls with 7k of battery storage - installed March 2022.

Utility Room 2.64m x 3.4m (8'8" x 11'2")

Fitted with a range of base and wall units with worktop over, space for free standing fridge/freezer , radiator and power points.

Dining Room 3.32m x 2.3m (10'11" x 7'6")

Built in shelving, open doorway leading into;

Lounge 3.19m x 4.94m (10'6" x 16'2")

Window to rear elevation, patio door leading out to rear garden, tv point, telephone point, radiator and power points. Door leading into;

Bedroom Four/ Office 2.09m x 4.38m (6'11" x 14'5")

Window to rear elevation , tv point and power points.

Inner Hall 0.85m x 1.94m (2'10" x 6'5")

Stairs to first floor.



Bedroom One 3.14m x 4.34m (10'4" x 14'2")

Bay window to front elevation, double bedroom, power points, radiator and tv point.

Landing 1.48m x 0.75m (4'11" x 2'6")

Access to both rooms.

Bedroom Two 3.08m x 2.37m (10'1" x 7'10")

Window to rear and side elevation, double bedroom, radiator and power points.

Bedroom Three 3.09m x 2.45m (10'1" x 8'0")

Window side elevation, double bedroom, radiator and power points. Access to loft area which houses the boiler.

Driveway

Paved driveway to the front providing spacious off street parking.

Garage

Double opening doors, large spacious garage with power and lighting.

Garden

To the rear you will find a private rear garden with fencing to all sides. There is a patio seating area and an area laid to artificial grass. With gate leading to garage and lean to.

Location





Being located in Mablethorpe and a stones throw away from the beach, a short distance to the town centre of Mablethorpe which offers a sports centre, supermarkets to include Co-Op and Lidl, further out of town is Tesco, Heron, Post office, lots of cafes, Ice cream shops.

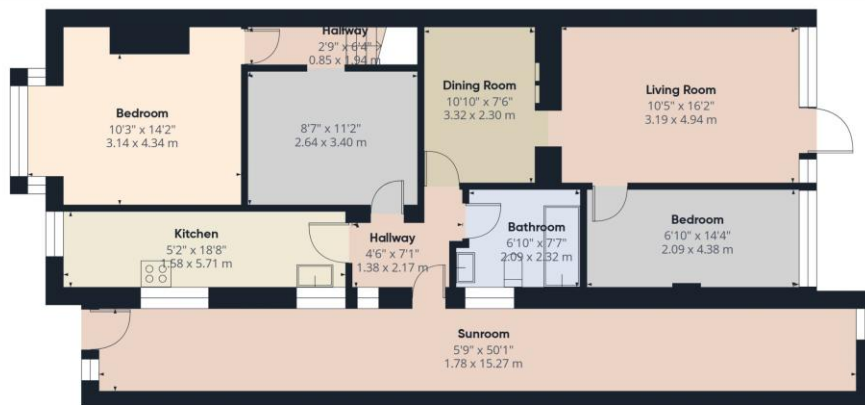
Directions

Leave from Victoria Road/A52, Turn left onto High Street/A1104 , Turn right onto Waterloo Road , Turn left onto Regent Road , Follow the road and the property can be found on the right hand side by our for sale board.

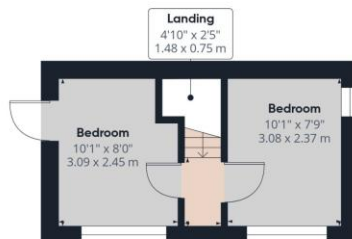
Services

The property has mains electric, gas, water and drainage are understood to be connected but have not been tested, the purchaser should rely on their own survey to confirm this. The property is placed in Tax band A . Northwood Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services





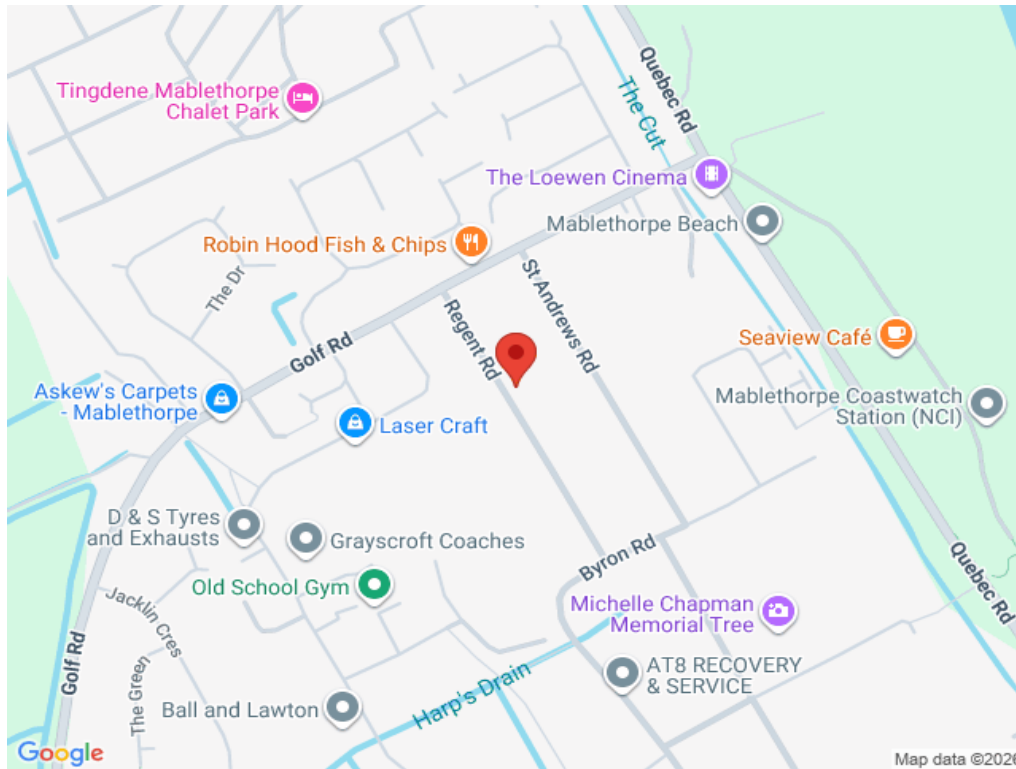
Floor 0



Approximate total area⁽¹⁾
1268 ft²
117.7 m²

(1) Excluding balconies and terraces

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



Northwood Mablethorpe

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Mablethorpe [4 bedroom detached house for sale in Sutton Road, Huttoft, LN13](#)