



5, Alexandra Road, Mablethorpe

£145,000



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**Willsons**  
SINCE 1842

5, Alexandra Road, Mablethorpe,  
Lincolnshire, LN12 1BJ

### "AGENT'S COMMENTS"

*This traditional 3-bedroom mid-terrace property has undergone a scheme of recent modernisation provides current styling and a 'turn-key' ready home. With light and bright dining kitchen with fitted units and integrated appliances, period elements to include fire places and uPVC windows with Georgian bar features, already benefiting from gas central heating throughout and with a south-west facing garden to include external WC and brick-built garden shed, this renovated property with solid wood doors, recent flooring and neutral colour scheme throughout provides a move-in ready home in a great seaside location and is brought to the market with no onward chain.*

### LOCATION

*Mablethorpe is a traditional seaside town offering Blue Flag beaches and promenade and offers a typical UK seaside town experience including amusements, a cinema, leisure centre. The town has a range of shops, of both independent and national names and amenities including a cinema, primary school, health centre and various eateries, along with a weekly street market. Regular bus services run to the resort of Skegness & the Market Town of Louth approximately 15 miles away. Secondary schools both Grammar and comprehensive can be found at Louth and Alford approx. 7 miles away.*



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### Entrance Hall

16'0" x 5'2" max x 2'7" min (4.9m x 1.6m max x 0.8m min)

Accessed via a uPVC front door with partially glazed obscured panes into 'L' shaped entrance hallway with integrated door mat, radiator and vinyl flooring.

### Living Room

12'9" x 9'10" (3.9m x 3.0m)

With central chimney breast wall with built-in storage cupboards to the right housing electric meter and fuse box, radiator, window to the front of the property and carpeted flooring.

### Dining Kitchen

10'5" x 16'0" max (3.2m x 4.9m max)

Modern 'L'-shaped dining kitchen with kitchen to one end comprising a range of wall and base units with integrated oven, ceramic hob with illuminated integrated extractor fan over, stainless steel sink with 1.5 bowls and mixer tap, tiled splashback, space and plumbing for washing machine, radiator and to the dining end, central chimney breast wall with brick surround, hearth and wooden mantle and full height built-in storage cupboards to the left, vinyl flooring, two windows and partially glazed external door to the rear patio and garden. There is an understairs storage (3.0m max x 0.7m) with shelving, coat hanging space and vinyl flooring.

### Bathroom

8'2" x 8'2" max (2.5m x 2.5m max)

Modern family bathroom comprising bath with electric shower over, chrome heated towel radiator, WC, wash basin with individual taps, tiled walls, electric wall mounted heater, window with partially obscure glazing to the rear of the property, vinyl flooring, full height airing cupboard with integrated shelving also housing Ideal gas combination boiler.

### Gallery Landing

10'9" x 4'7" (3.3m x 1.4m)

Central split level gallery landing with loft access and carpeted flooring.

### Bedroom One

9'10" x 8'2" (3.0m x 2.5m)

With central chimney breast wall, radiator, window to the front of the property and carpeted flooring.

### Bedroom Two

12'9" max x 7'6" (3.9m max x 2.3m)

With radiator, window to the front of the property and carpeted flooring.

### Bedroom Three

10'9" max x 7'6" (3.3m max x 2.3m)

With radiator, window with views over the rear garden and carpeted flooring.

### South-West Facing Rear Garden

Low maintenance compact garden set to lawn with areas of decorative paving slab patio, slate borders, concrete hard standing and boundaries of fencing. There is an arched passageway providing pedestrian access to the left of the property which is also shared with the neighbouring properties leading to the rear garden gate.

### Traditional Brick Outbuilding

12'9" x 6'6" (3.9m x 2.0m)

Comprising garden store split into two bays accessed via uPVC door with independent fuse box, power and lighting, traditional brick flooring and further area of concrete flooring and uPVC window to the garden. As the property already has the provision of electricity, lighting and water this would make a great additional utility space, man cave or home gym.

### External WC

5'10" x 2'11" (1.8m x 0.9m)

Combined within the traditional brick outbuilding with WC, lighting, wall tap and water meter with uPVC partially glazed door.

### Additional Information

There is a right of access in favour of No. 7 Alexandra Road across the rear of the property to provide foot access to Alexandra Road.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains gas, electricity, water and drainage are connected to the property.

### Local Authority

Council Tax Band 'A' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601 111.

### Energy Performance Certificate

The property has an energy rating of 'D'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 2882-3028-8206-6067-0200

### Viewing - Alford

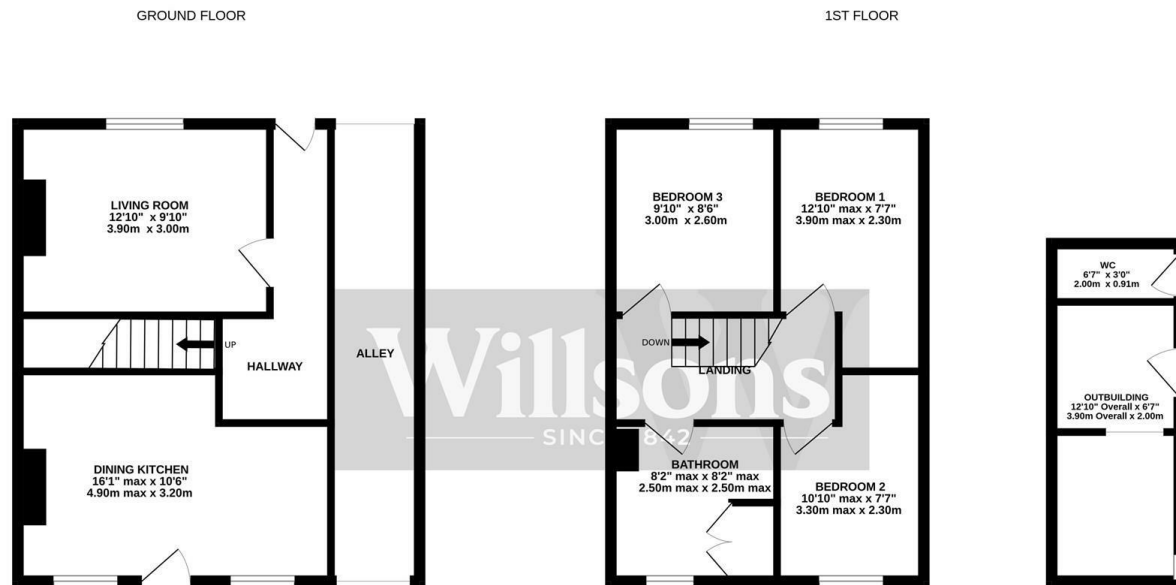
Viewing is strictly by appointment with the Alford office at the address shown below.

### Directions

From the A1104 entering Mablethorpe head towards the seafront turning left into Alexandra Road. The property can be found on the left after 100m.

What3words:///enveloped.insiders.double

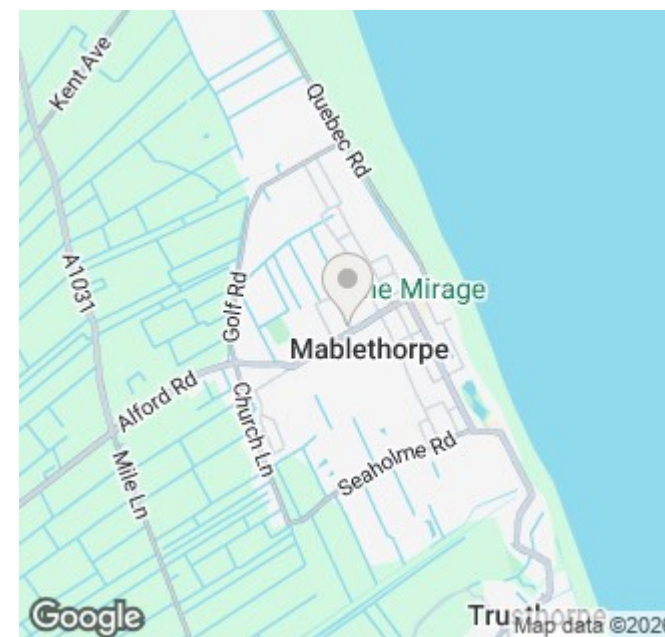




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## FLOORPLAN Not to scale – For identification purposes only

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**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.



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