



Willsons

26, Winchester Drive, Mablethorpe

£260,000



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**Willsons**

SINCE 1842

26, Winchester Drive,  
Mablethorpe,  
Lincolnshire, LN12 2AY

### "AGENT'S COMMENTS"

*With a deceptively understated frontage widening to sizeable gardens to the rear, this two bedroom bungalow offers kitchen with integrated appliances and separate dining room, generous living room, shower room with modern styling, additional WC and wide conservatory to the rear. With stunning south-east facing private garden with mature planting - a gardener's paradise, this property benefits from gas-fired central heating and uPVC double glazing throughout and is located on the outskirts of Mablethorpe, within walking distance of amenities, the coastal town centre and beach promenades. Brought to the market with no onward chain, this property is move-in ready and waiting to become your perfect coastal retreat.*

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

### Front of Property

A deceptively large corner plot with modest open-plan frontage widening to a wonderful large private south facing, mature landscaped garden to the rear. With long concrete driveway leading to the carport with corresponding pathways to the front door, areas of gravel and lawn with mature planting of shrubs and small trees.

### Entrance Porch

5'2" x 3'11" (1.6m x 1.2m)

Of uPVC and brick wall construction with polycarbonate roof, wall lighting, tiled flooring and uPVC internal door leading to hallway.

### Central Hallway

15'1" x 6'6" x 2'3" min (4.6m x 2.0m x 0.7m min)

Accessed via uPVC fully glazed door with obscure glazing and corresponding side panel into internal hallway with radiator, loft access, room thermostat and laminate flooring.

### Living Room

16'4" x 11'9" (5.0m x 3.6m)

Generously sized living room with central chimney breast wall with fireplace, gas fire, hearth and mantle, radiator, room thermostat, laminate flooring and wide feature bow window with aspects to the front of the property.

### Kitchen

15'8" max x 9'10" max (4.8m max x 3.0m max)

With a range of wall and base units to include slimline full height pantry unit, integrated eye-level oven and grill, gas hob with illuminated extractor over, porcelain sink with 1.5 bowls, draining board and mixer tap, space and plumbing for washing machine and dishwasher, wall mounted Worcester gas heating boiler and control in concealed wall unit, two-tone tiled splashback, breakfast bar with space for two under counter appliances, floating shelving, down lighting, tiled floor and two windows with aspects over the rear garden.

### Dining Room

9'10" x 8'10" (3.0m x 2.7m)

With radiator, tiled flooring and sliding patio doors to the conservatory.

### Conservatory

16'4" max x 9'2" (5.0m max x 2.8m)

Of uPVC construction with polycarbonate roof, radiator, wall lighting, extractor fan, French doors to the patio and expansive views over the rear garden.

### Rear Entrance Hall

Forming part of the conservatory with pedestrian door to the covered veranda.

### WC

5'2" x 2'7" (1.6m x 0.8m)

With WC, corner hand wash basin with mixer tap and tiled splashback, chrome heated towel radiator, extractor fan, tiled flooring and small high level window.

### Bedroom One

11'9" x 9'10" (3.6m x 3.0m)

With fitted wardrobes with additional overbed storage and lighting, further fitted wardrobes with central dressing table with additional lighting and over-head storage, radiator, carpeted flooring and window to the front of the property.

### Shower Room

9'10" max x 7'6" (3.0m max x 2.3m)

With a modern stylish finish comprising 'L'-shaped shower room with corner shower cubicle with rainfall shower, extractor fan, dual opening curved glazed shower screen and wall boarding surround, two tone wash basin WC combination vanity unit with additional storage, wall mounted shaving mirror, heated towel radiator, tiled walls and floor, window with obscure glazing and walk-in airing cupboard (1.2m x 0.6m) also housing immersion tank with fitted shelving above and hanging rails.

### Bedroom Two

11'9" x 8'2" (3.6m x 2.5m)

With full height fitted wardrobes, recessed fitted dressing table with lighting above and additional shelving over also housing fuse box, radiator, window to the carport and laminate flooring.

### Detached Garage

17'4" x 10'5" (5.3m x 3.2m)

Generous single detached garage with up-and-over garage door, power and lighting, independent fuse box, workbench, concrete flooring, uPVC double glazed window to the rear and wooden partially glazed pedestrian door to the side verandah.

### Carport

18'8" x 10'2" (5.7m x 3.1m)

To the left of the property and accessed via double wooden arched doors into fully enclosed carport of uPVC construction with partially glazed panels, polycarbonate roof, wall lighting, external socket, concrete flooring and leading to the garage with additional pedestrian door to the rear verandah.

### Gardens

A gardener's delight! This fully enclosed, private, south-east facing oasis is set to central areas of lawn interspersed with mature shrubs, plants and trees, this expansive private rear garden with no overlook offers mature planting of trees, shrubs, plants and flowers the likes of which take years to establish to include palms, acers, fruit trees and roses. With paving slab patio, areas of decorative gravel and dwarf walling, wooden garden shed with area of concrete hardstanding storage to the rear, further area of decorative concrete slab patio with trellis work and archway, winding gravel pathways, concrete paving slab pathway to the side of the property and boundaries of hedging and fencing. A truly wonderful outdoor space! Adjacent to the property is a covered verandah with polycarbonate roof, wall lighting, external wall tap and concrete flooring which is open to the garden.

### 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 'C' 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: 4836-6624-7000-0042-6226

### Viewing - Alford

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

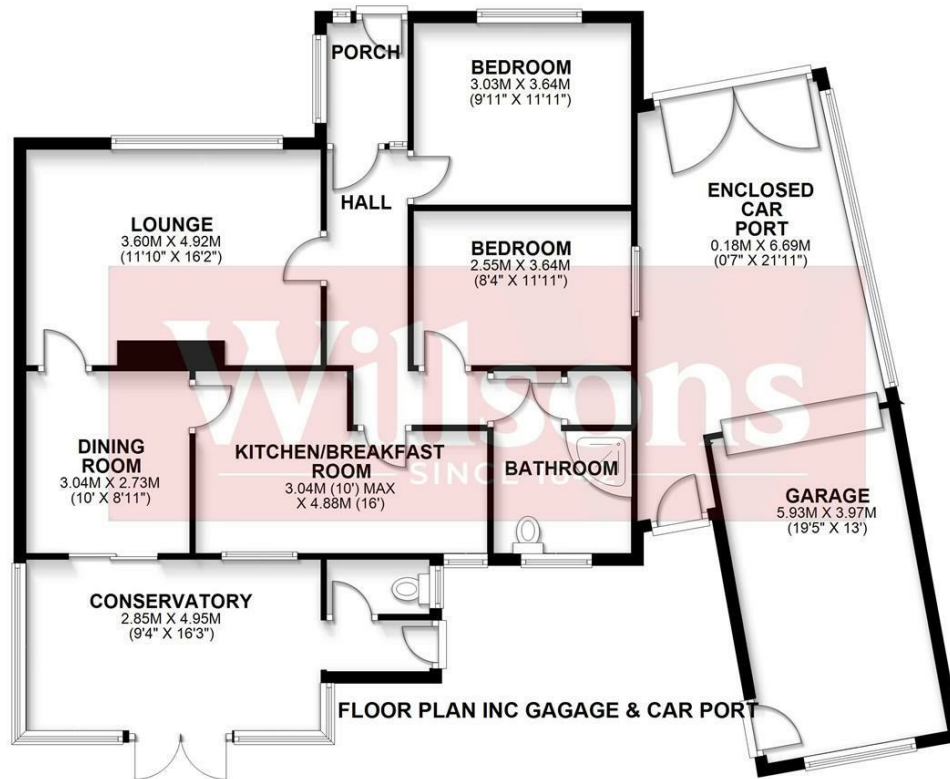
### Directions

From the A1104 entering Mablethorpe, turn right onto Church Lane continuing for 550m, then left into Winchester Drive. The property can be found on the left after 130m on the first curve in the road.

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Mablethorpe  
LN12 2AY



TOTAL AREA: APPROX. 136.2 SQ. METRES (1465.8 SQ. FEET)

**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.

