



Glenfield Frith, Seaholme Road, Mablethorpe

£995 Per Month



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**Willsons**  
SINCE 1842

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

### "AGENT'S COMMENTS"

*Large 3 bedroom detached property with additional downstairs bedroom and bathroom, situated next to a caravan park and close to local amenities. This spacious home also includes a separate lounge and dining room, sun room and utility area, with two further bedrooms and a shower room upstairs. The property benefits from a private driveway and garage, uPVC double glazing and gas central heating throughout.*

### 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>

### How to apply

If you would like to apply for this property, please complete and return the application form that can be found on our Willsons website under the Tenant Information tab. Please note that we cannot arrange any viewings without an application form.

### Viewings

Viewings are arranged between the hours of 9am - 5pm Monday to Friday.

### Holding deposit

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 totaling to £242.30, 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.

### Deposit

This property requires a deposit of 5 weeks' rent - totaling £1,211.53

The deposit will be held in a tenancy deposit protection scheme for the duration of the tenancy.

### Accommodation:

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

### Utility

14'0" x 5'6" (4.29 x 1.69)

Windows and back door, Range of base and wall units, Lights, Sockets and switches.

### Kitchen

12'11" x 9'9" (3.95 x 2.99)

UPVC double glazed windows with fitted curtains, Radiator, , Range of wall and base units, Sink, Integrated oven and grill, Counter top gas stove, Smart meter, Lights, Sockets and switches.

### Downstairs bathroom

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

UPVC Double glazed window, Radiator, bi-fold doors, towel rail radiator, Tiled throughout, Sink, Toilet, Bath, Wall mounted mirror, Light, charging point for shaver, Light pulley.

### Downstairs bedroom

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

UPVC double glazed bay window with fitted curtains, radiator, Light, sockets and switches.

### Dining room

11'9" x 13'1" (3.60 x 3.99)

UPVC double glazed bay window with fitted curtains, stairs leading to first floor, radiators, Shelves, Coat hooks, Light, sockets and switches.

### Lounge

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

UPVC double glazed bay windows with fitted curtains, radiators, disconnected fire place, Aerial and internet points, Light, sockets and switches.

### Sun room

5'9" x 14'5" (1.77 x 4.40)

UPVC Double glazed double door leading to back garden, windows, Lights, Sockets and switches.

### Upstairs Bathroom

5'10" x 5'10" (1.79 x 1.79)

UPVC double glazed window, radiator, Sink, Toilet, Shower cubicle with electric shower, Towel rail, Light, Switch.

### Bedroom 2

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

UPVC double glazed window with curtain rail, Radiator, storage cupboard, Aerial point, Light, sockets and switches.

### Bedroom 3

8'9" x 11'4" (2.69 x 3.47)

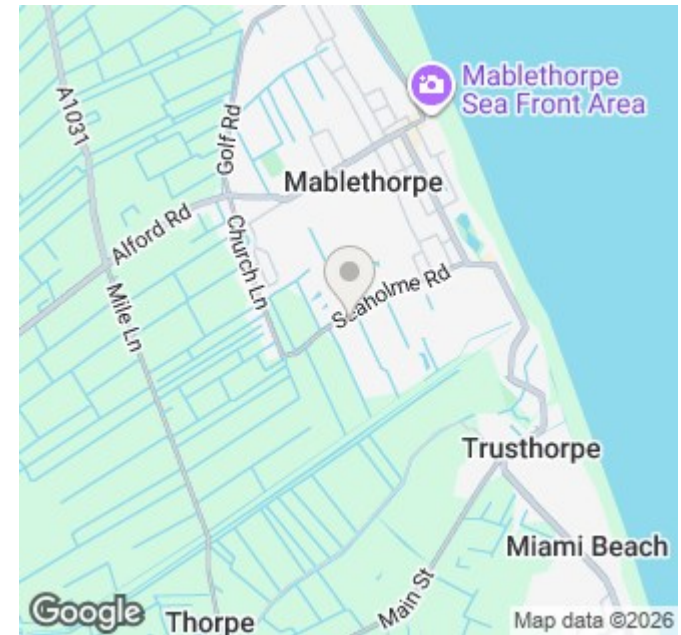
UPVC Double glazed window with curtain rail, radiator, shelving, Light, Sockets and switches.

### Garden

### Services

Gas central heating throughout, Mains water and electric





## 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.

