



Victoria Road, Mablethorpe



OIRO £275,000

- Detached Dormer Bungalow
- Gas Central Heating
- FOUR Bedrooms
- Rear Conservatory
- Wet Room
- Enclosed Rear Garden
- Freehold
- EPC rating D



Northwood are pleased to offer for sale a **DETACHED FOUR Bed Dormer Bungalow** Situated in Mablethorpe Close To The Shops and The Beach With **NO UPWARD CHAIN**. The property comprises of Entrance Hall, Lounge, Kitchen, Conservatory, **FOUR Bedrooms** and a Wet Room. With Rear Garden, **TWO Driveway**, Garage and Car Port.

Entrance Hall 2.65m x 7.66m (8'8" x 25'1")

Upvc doors into entrance hall, stairs to first floor, coving , textured ceiling, radiator and power points.

Lounge 3.64m x 6.38m (11'11" x 20'11")

Dual aspect windows side elevation, window to front elevation, an electric feature fireplace set in feature surround, tv aerial, power points, radiator, coving and textured ceiling.

Kitchen 2.82m x 4.28m (9'4" x 14'0")

Dual aspect windows to rear elevation, fitted with a range of base and wall units with worktop over, one and half bowl with drainer, four ring induction hob with extractor hood over, space for freestanding fridge/ freezer, space for dishwasher, space



for undercounter fridge, plumbing for washing machine, tiled splashback, part tiled walls, coving, textured ceiling, power points and door leading into;

Conservatory 5.53m x 3.33m (18'1" x 10'11")

Apex polycarbonate roof, windows to all elevations, a door into the garden and double opening 'French' doors into the garden.

Bedroom Three 3.01m x 3.73m (9'11" x 12'2")

Window to rear elevation, double bedroom, fitted wardrobes, storage up and around bed frame, textured ceiling, coving, radiator, power points and tv aerial.

Bedroom Four 3.01m x 3.84m (9'11" x 12'7")

Window to front elevation, double bedroom, radiator, coving and textured ceiling.

Wet Room 2.04m x 2.99m (6'8" x 9'10")

Obscure window to side elevation, a wet room design with electric shower, pedestal wash hand basin, WC, fully tiled walls, built in storage cupboard, extractor fan, radiator and coving to ceiling.

Landing

With access to rooms.

Bedroom One 2m x 4.56m (6'7" x 15'0")

Window to front elevation, double bedroom, built in cupboard, coving, textured ceiling, radiator and power points. Door into;

En Suite WC

Window to side elevation, WC and a cupboard housing the wall mounted boiler,

Bedroom Two 3.01m x 4.56m (9'11" x 15'0")



Dual aspect windows to front and side elevation, double bedroom, with pedestal wash hand basin, shower cubicle, two built in storage cupboards, radiator, power points, coving and textured ceiling.

Enclosed Rear Garden

To the rear of the property you will find a good sized privately enclosed garden laid to lawn which has fencing to all borders. There is a range of trees and shrubs and a paved seating area.

Front Walled Garden

The front of the property is low maintenance and is block paved with a brick wall fence defining the boundary.

Driveways

Block paved driveway.

Garage and Car Port

With double opening front doors.

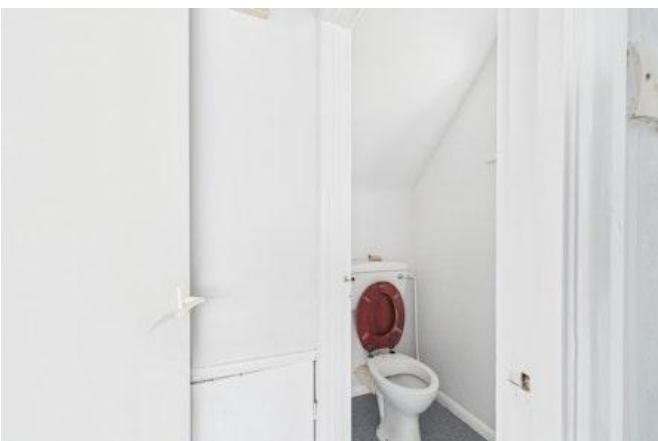
Location

Mablethorpe is a small seaside resort on the east coast of Lincolnshire, approximately 17 miles north of Skegness. The town has a range of shops and amenities including a cinema, sports centre, primary school and health care centre. Regular bus services run to the larger resort of Skegness and the market towns of Alford and Louth where a greater range of shops can be found along with secondary schools both grammar and comprehensive.

Directions

From our office on Victoria Road turn left and follow the road. The property can be found on the right hand side.

Services





The property has mains electric, 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 D.

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



Floor 1

Approximate total area⁽¹⁾
1475 ft²
137.1 m²

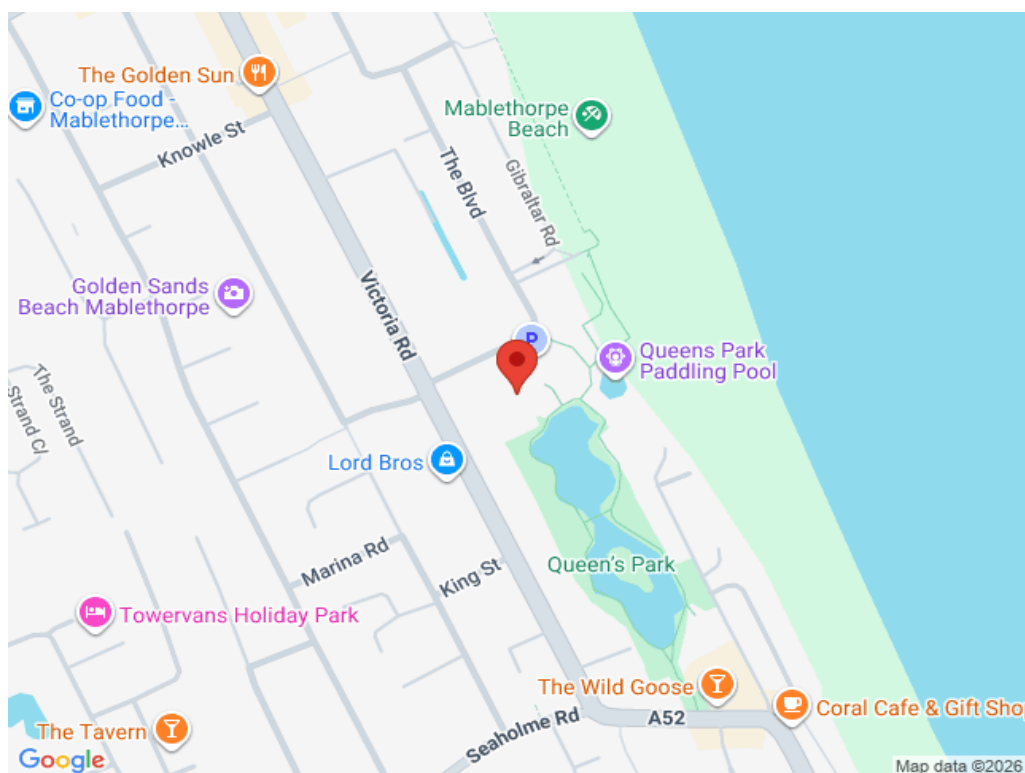
Reduced headroom
12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

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