



Off Link Avenue, Mablethorpe



£40,000

- Detached Chalet
- Open Plan Living Area
- Open Kitchen Area
- TWO bedroom
- Shower Room
- Open All Year
- Leasehold
- EPC rating Exempt



Perfect away from home holiday home, offering two bedrooms, open plan living, kitchen and dining room, family shower room. Being a detached chalet offering all year round stays. Located close to the beach and a short distance into the town centre of Mablethorpe and ideal location for all your breaks away.

Entrance

Opening into the open plan living area.

Open Plan Living 5.32m x 4.03m (17'6" x 13'2")

Being a bright and airy space with high pitched ceiling, having a Upvc window to the front elevation and double opening "French" doors to the front, ceiling light, TV aerial point, electric sockets, space for sofa and table and chairs and being open to the kitchen area. Having a Upvc window to the side elevation, a range of fitted wall and base units with worksurfaces over, space for electric free standing cooker, single drainer sink with mixer tap over, space for fridge freezer, ceiling light.

Inner Hall 0.75m x 0.75m (2'6" x 2'6")

offering access to the shower room and bedrooms.



Bedroom One 2.79m x 2.99m (9'2" x 9'10")

Having a Upvc window to the side elevation, TV aerial point, ceiling light, space for wardrobe and draws and still get a double bed in too.

Bedroom Two 2.39m x 2.12m (7'10" x 7'0")

Good size single bedroom which could accommodate a single bed or bunk beds maybe even a small double bed, electric sockets and ceiling light.

Shower Room 1.53m x 1.72m (5'0" x 5'7")

Having a Upvc window to the side elevation, being fully tiled with wet room flooring, wall mounted sink and WC, wall mounted shower, ceiling light.

Location

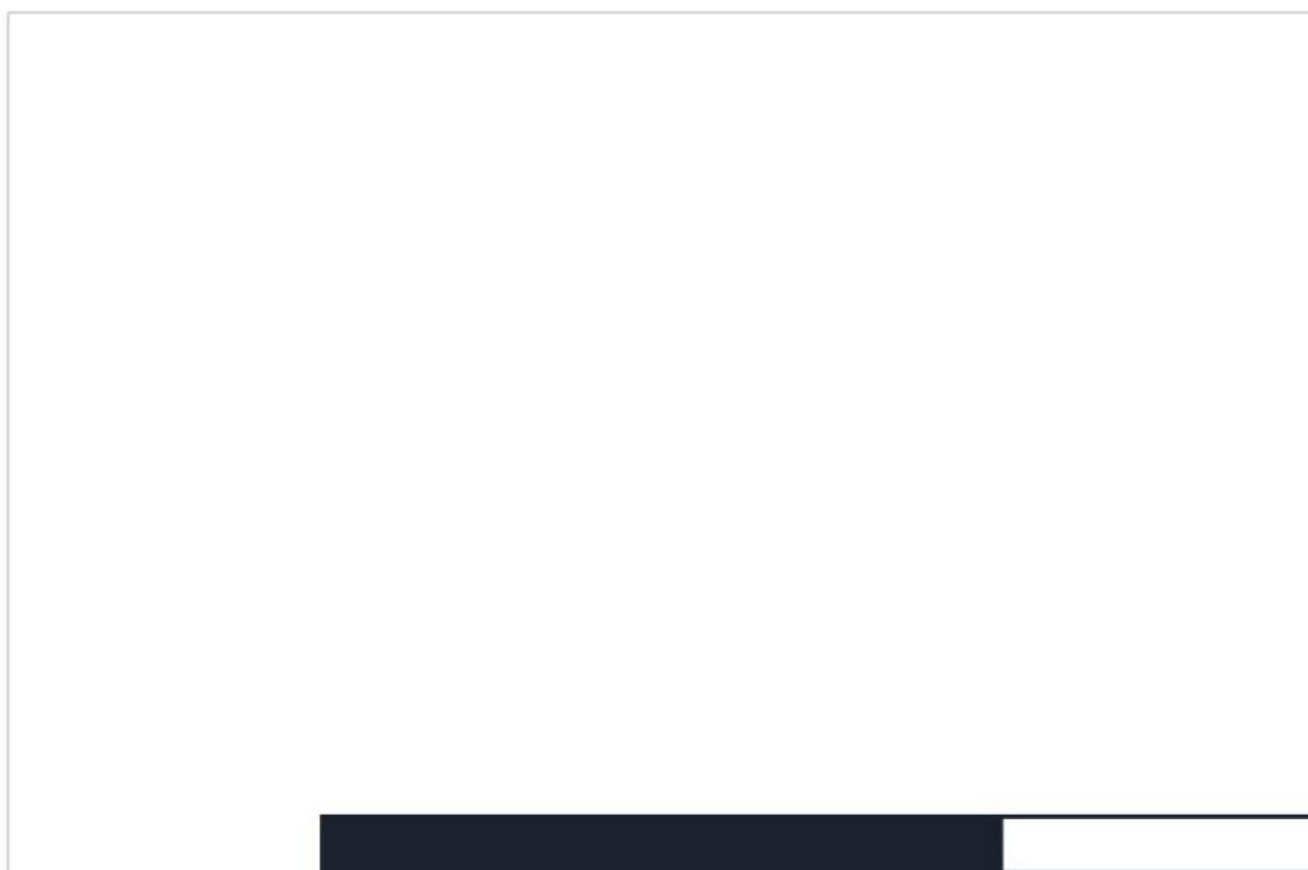
Mablethorpe is a small seaside resort on the east coast of Lincolnshire, approximately 17 miles north of Skegness. The town has a range of shops and amenities including a cinema, sports centre, primary school and health care centre. Regular bus services run to the larger resort of Skegness and the market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

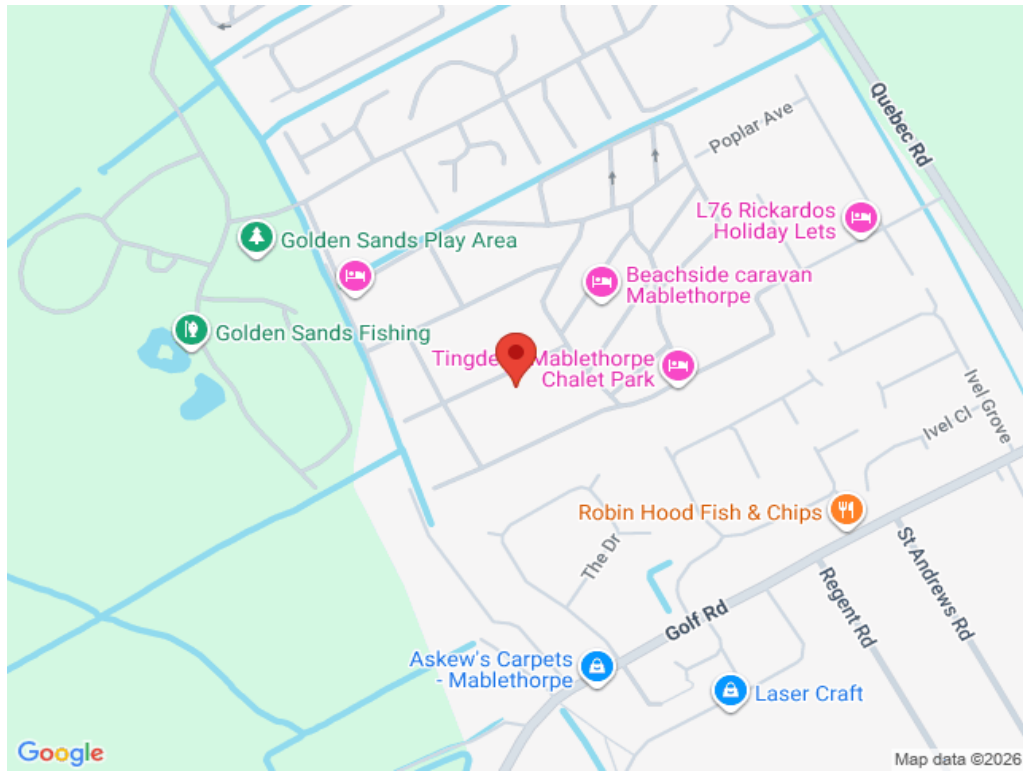
Directions

From our office in Mablethorpe travel towards the traffic lights and the High Street and turning right and heading towards to the Sea front. At the T junction turn left onto Quebec Road. Travel along Quebec Road, Turn Left on to Links Avenue, follow to the bottom and Mablethorpe Chalet Park is located at the bottom of the road. On entering the site keep to the Left and follow the road around turning Right and follow sign for P block.

Services

The property has mains electric, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this. The property is leasehold. We understand from the site that Ground Rent and Services charges are; £4,062.44 and £564.18 respectively The property is placed in Tax band A. 14 years on the lease.





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