

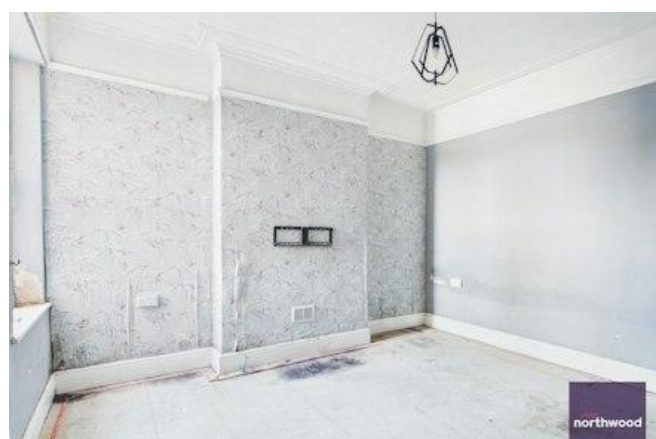
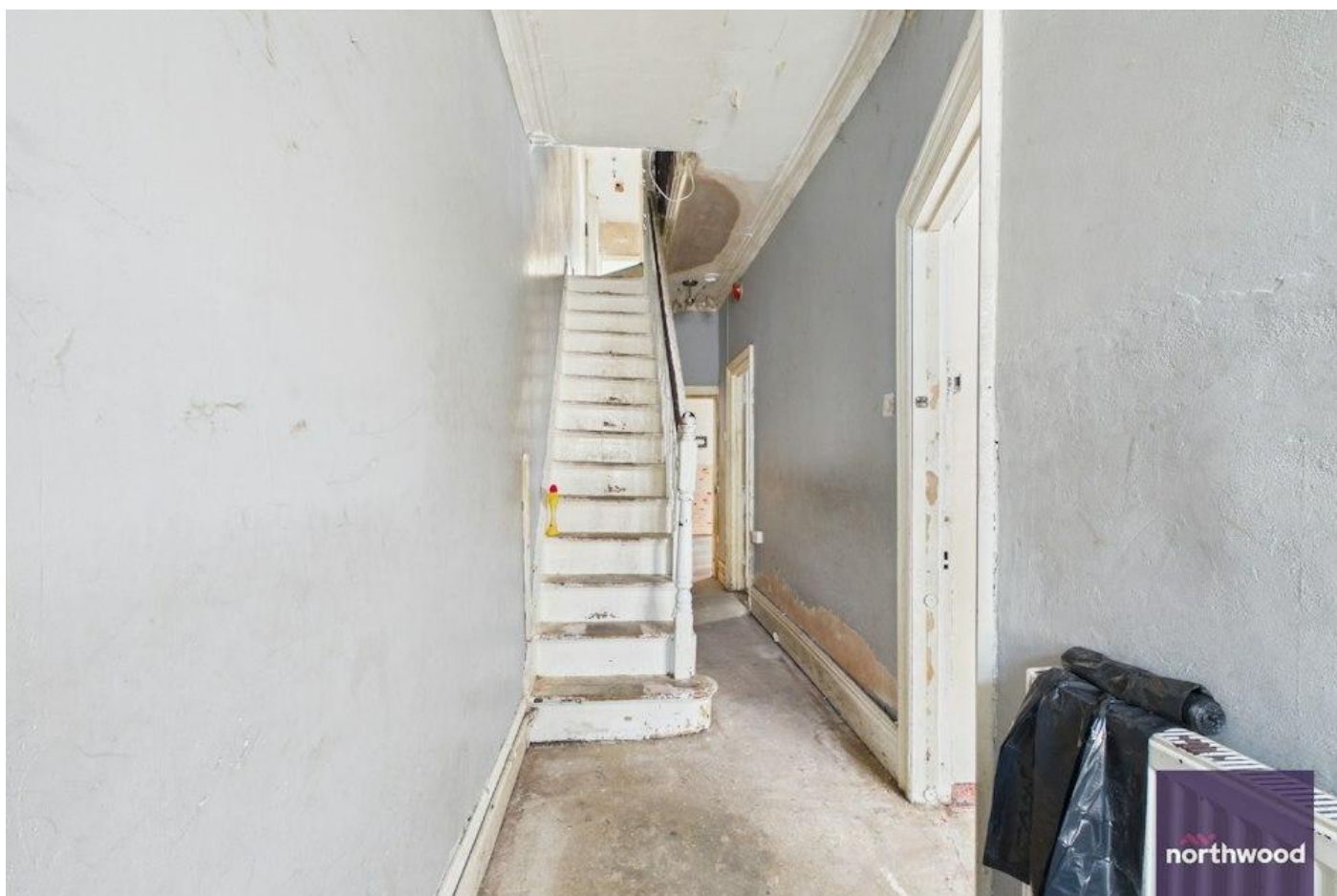


Waterloo Road, Mablethorpe



£149,000

- SEVEN BEDROOMS
- NO ONWARD CHAIN
- Three Reception Rooms
- Bathroom and Shower Room
- On Street Parking
- Close to Town Centre
- Freehold
- EPC rating D



Northwood are pleased to offer this spacious seven-bedroom semi-detached property, ideally situated in a convenient location close to both the town centre and the beach. The accommodation comprises three reception rooms, a kitchen, and seven well-proportioned bedrooms, offering fantastic potential for a large family, guest house venture, or investment opportunity. Outside, the property benefits from private off-street parking to the rear and an enclosed garden. The property requires full renovation throughout, presenting an exciting opportunity for buyers to create and personalise their ideal home while adding significant value. Early viewing is highly recommended to fully appreciate the size and potential on offer.

Please note: Some photographs have been AI-enhanced to remove furniture.

Entrance Porch

Further door into;

Entrance Hallway

Staircase to first floor landing Double radiator, power point and access to all rooms.

Lounge



Bay window to front elevation, two radiators, power points, tv point.

Second Reception Room

Window to side elevation, power points, and Double radiator.

Dining Room

Window to side elevation, power points. Double radiator and Cupboard housing electric fuse box.

Kitchen

Window to rear elevation, fitted with a range of base and wall units with worktop over, stainless steel sink unit and drainer, Plumbing for automatic washing machine , power points , gas cooker point, tiled splashback. Door leading out to the side garden and door into;

Shower Room

Obscure window to side elevation, a shower cubicle, pedestal wash hand basin, WC.

First Floor Landing

Splits into two directions, one side 2 bedrooms and bathroom and the other side 3 bedrooms and stairs leading to the upper two bedrooms.

Bedroom One

Bay window to front elevation, power points, tv point and radiator.

Bedroom Two

Window to rear elevation, power points, radiator, tv point.

Bedroom Three

Window to front elevation, radiator and power point.

Family Bathroom

Obscure window to side elevation, a three piece suite comprising of bath, WC, pedestal wash hand basin, radiator and airing cupboard.

Bedroom Four

Window to side elevation, radiator and power points.

Bedroom Five

Window to rear elevation, radiator and power point.

Second Floor Landing

Landing leading to the two bedrooms.

Bedroom Six

Window to side elevation, radiator and power point.

Bedroom Seven

Window to front elevation, radiator and power point.

Rear Garden

Front

The front of the property has a dwarf brick wall to define the boundary with a gate leading to the front entrance. With a timber fence gate leading to the rear garden.

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 Head north-west on Victoria Road/A52 towards Knowle Street, Victoria Road/A52 turns left and becomes High Street/A1104, Turn right onto Waterloo Road. The property can be found on the left hand side.

Services

The property has mains electric, gas, 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 C.

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. Mobile and broadband It is advised that prospective purchasers visit checker . ofcom . org . uk in order to review available wifi speeds and mobile connectivity at the property.

Agents Notes

These particulars are for guidance only. Northwood Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Viewings

By appointment with the Sole Agent Northwood Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

EPC

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
 1751 ft²
 162.8 m²
 Reduced headroom
 32 ft²
 3 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.

GIRAFFE360



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