



Station Villa Station Road, Theddlethorpe



2



2



2

£250,000

- Log Burner
- Large Garden
- Village location
- 2 Bathrooms
- Council Tax Band A
- Driveway
- Freehold
- EPC rating E



This well-presented two-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal purchase for families, first-time buyers, or those seeking a peaceful village lifestyle close to the Lincolnshire coast.

Arranged over two floors, the property provides comfortable living space throughout. Upon entering, you are welcomed by two generous reception rooms, offering flexibility for both everyday family living and more formal dining or entertaining. The layout can easily be adapted to suit a variety of household requirements.

The property benefits from oil-fired central heating, ensuring warmth and comfort throughout the year. Upstairs, there are two well-proportioned bedrooms, each offering ample space for rest, work, or additional storage, together with a family bathroom serving the accommodation.



Externally, the property enjoys a private enclosed garden, providing an excellent space for relaxing, gardening, or outdoor entertaining. The garden is designed to be low maintenance, allowing owners to make the most of the space with minimal upkeep. A garage further enhances the property's appeal, offering secure off-road parking and valuable additional storage.

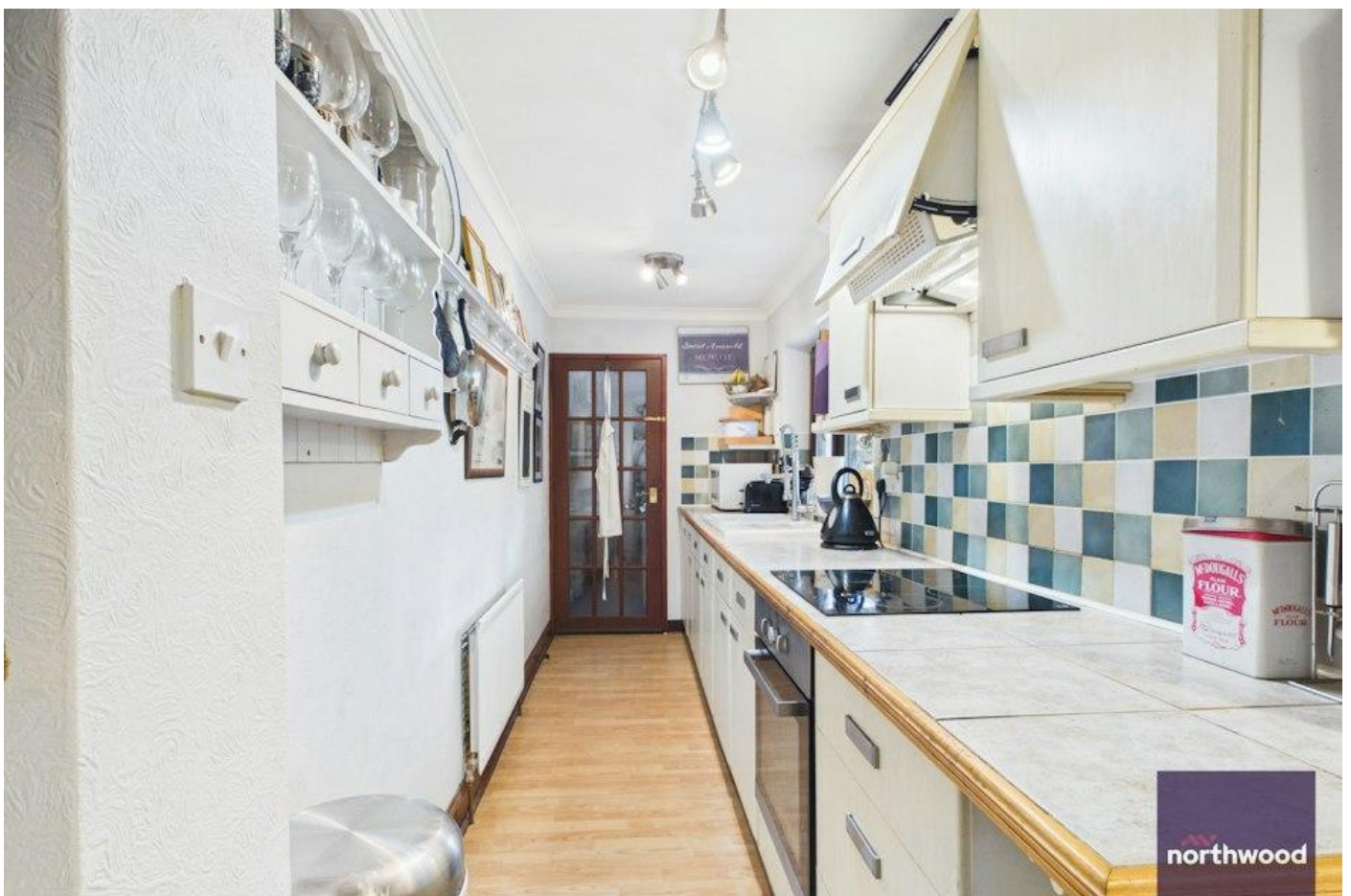
The property is offered freehold, providing complete ownership and long-term security for the purchaser.

Location

Situated in the charming coastal village of Theddlethorpe, the property enjoys a peaceful rural setting surrounded by attractive countryside and within easy reach of the Lincolnshire coastline. The area offers a relaxed way of life while still providing convenient access to nearby towns, local amenities, scenic walking routes, and nature reserves, making it an excellent location for those seeking both tranquillity and connectivity.

Key Features

- Two-bedroom semi-detached house
- Two spacious reception rooms
- Oil-fired central heating
- Private low-maintenance garden
- Garage and additional storage
- Freehold tenure
- Quiet village location



Close to the Lincolnshire coast and countryside

Dining Room 3.94m x 3.63m (12'11" x 11'11")

Office 3.48m x 2.39m (11'5" x 7'10")

Sunroom 3.84m x 2.79m (12'7" x 9'2")

Living Room 3.86m x 3.58m (12'8" x 11'8")

Kitchen 4.22m x 1.55m (13'10" x 5'1")

Bedroom 3.96m x 3.66m (13'0" x 12'0")

Bedroom 3.84m x 3.28m (12'7" x 10'10")





Bathroom 1.91m x 1.47m (6'4" x 4'10")

Bathroom 3.12m x 2.41m (10'2" x 7'11")

Hallway 3.84m x 2.34m (12'7" x 7'8")

Entry 1.96m x 1.5m (6'5" x 4'11")

Garage 3.05m x 2.18m (10'0" x 7'2")





Floor 0



Floor 1



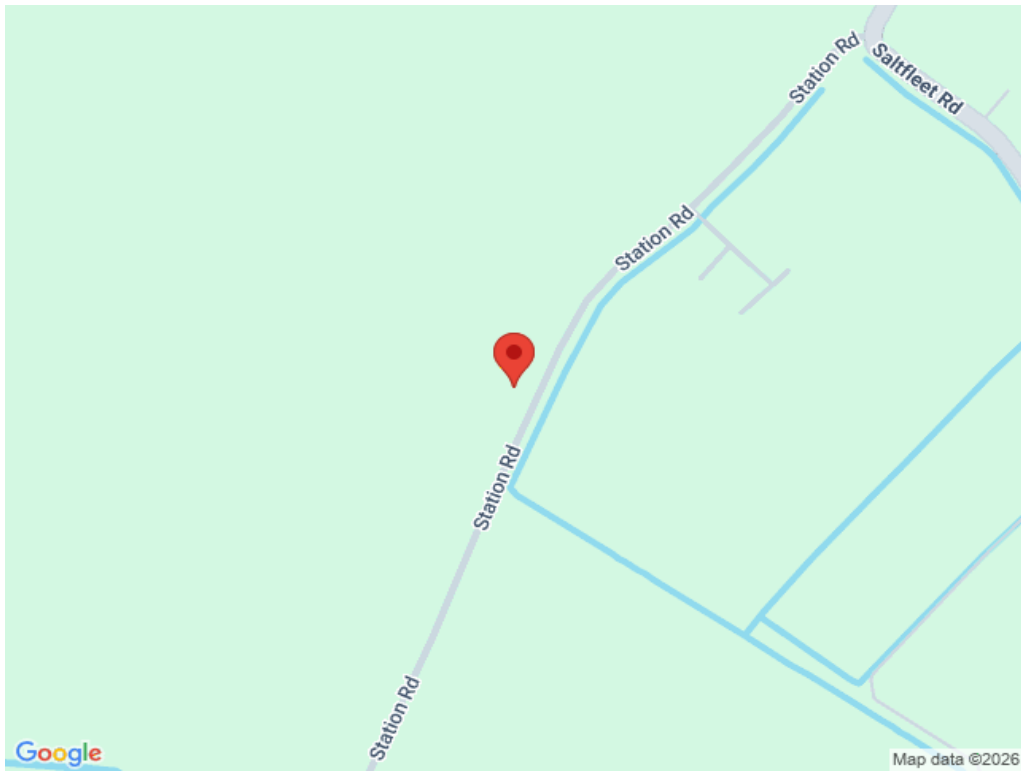
Approximate total area⁽¹⁾
1207 ft²
Reduced headroom
6 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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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