



157, Golf Road, Mablethorpe

£142,000



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Willsons
SINCE 1842

157, Golf Road,
, Mablethorpe,
Lincolnshire, LN12 1EZ

"AGENT'S COMMENTS"

A semi-detached bungalow situated on the outskirts of the poplar coastal town of Mablethorpe, within walking distance of the local amenities and the beach. Offering two bedrooms, lounge, bathroom, kitchen, garage, driveway and gardens. Benefitting from gas central heating, uPVC double glazing throughout and No Onward Chain.

LOCATION

Mablethorpe is a seaside town in East Lincolnshire with sand train operating along the sandy beaches. It is located approximately 17 miles north of Skegness and 27 miles south of Cleethorpes. The town has a range of shops being both independent and national and amenities including a cinema, sports centre, primary school and a health centre. Regular bus services run to the resort of Skegness and market town of Louth approximately 15 miles away. Secondary schools both grammar and comprehensive can be found at Louth and Alford approximately 7 miles away.



Willsons
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<https://www.willsons-property.co.uk>

Front of Property

With low maintenance front garden, concrete driveway leading to garage.

Entrance Porch

Of uPVC windows with brick half walls, uPVC front door and an internal uPVC door, vinyl flooring.

Kitchen

13'7" x 6'2" (4.15m x 1.9m)

With wall and base units, single drainer sink, fully tiled walls, space and plumbing for washing machine, space for free standing cooker, radiator, Ideal combination gas boiler, window to the front and side of the property and vinyl flooring.

Living Room

15'9" x 12'4" max (4.80m x 3.76m max)

With gas fire in feature fireplace, radiator, window to the front of the property and vinyl flooring.

Hallway

With loft hatch and vinyl flooring.

Bedroom One

15'1" x 9'3" (4.62m x 2.84m)

With built-in storage cupboard, radiator, window to the rear of the property and carpeted flooring.

Bedroom Two

10'9" x 9'3" (3.30m x 2.83m)

With radiator, window to the rear of the property and carpeted flooring.

Bathroom

6'2" x 6'0" (1.89m x 1.83m)

With WC, hand basin, bath with electric shower over, heated towel rail, window to the side of the property and vinyl flooring.

Garage

19'1" x 9'1" (5.83m x 2.78m)

With up and over door, light and power and single glazed window to the rear.

Rear Garden

With borders of shrubs, lawned area, slabbed patio area, two garden sheds and fencing to all sides creating the property boundaries.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains gas, electricity, water and drainage are connected to the property.

Local Authority

Council Tax Band 'A' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Energy Performance Certificate

The property has an energy rating of 'D'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0330-2609-8310-2197-3071.

Viewing

Viewing is strictly by appointment with the Alford office at the address shown below.

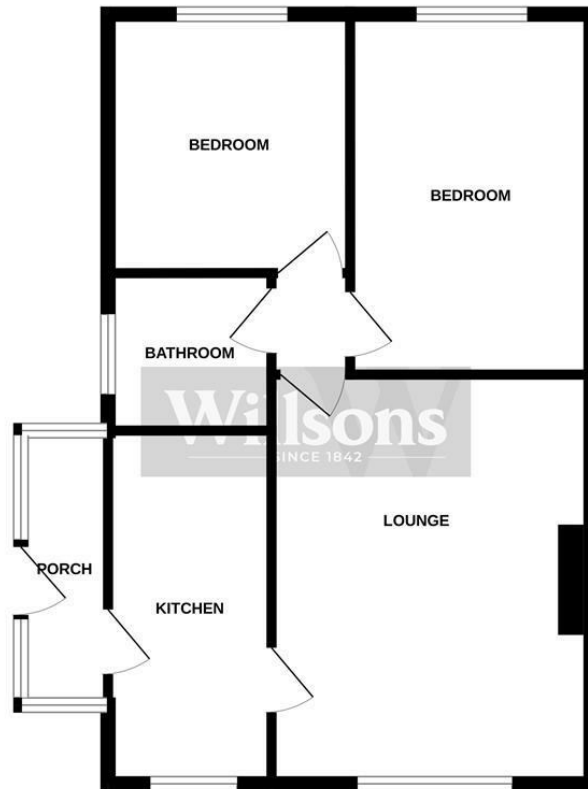
Directions

Proceed northwards out of Alford on the A1104 road into Mablethorpe turning left into Golf Road whereupon the property will be found on the right hand side.

What3Words///jokes.flipping.mavericks



GROUND FLOOR
587 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 587 sq.ft. (54.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOORPLAN Not to scale – For identification purposes only

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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.

