



167, Golf Road, Mablethorpe

£151,500



**Willsons**  
SINCE 1842

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

### "AGENT'S COMMENTS"

*The two bedroom semi-detached bungalow on the outskirts of the popular seaside town offers living room and kitchen both with views over open fields to the front, driveway, carport and garage, shower room and private garden to the rear with no overlook. The property benefits from uPVC double glazing and gas central heating throughout and is located within easy walking distance of the local Tesco store and circa half a mile to the Blue Flag beach and promenade of Mablethorpe.*

### LOCATION

Mablethorpe is a traditional seaside town offering Blue Flag beaches and promenade and offers a typical UK seaside town experience including amusements, a cinema, leisure centre. The town has a range of shops, of both independent and national names and amenities including a cinema, primary school, health centre and various eateries, along with a weekly street market. Regular bus services run to the resort of Skegness & the Market Town of Louth approximately 15 miles away. Secondary schools both Grammar and comprehensive can be found at Louth and Alford approx. 7 miles away.



# Willsons

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

## Front of Property

With open plan frontage set to lawn with concrete driveway leading to lean-to carport to the side of the property and onward to the garage, borders of shrubs and mature plants and boundaries of fencing.

## Kitchen

13'5" x 5'10" (4.1m x 1.8m)

Dual aspect room with a range of wall and base units, stainless steel sink, drainer and mixer tap, socket and space for electric cooker, Worcester wall-hung gas-fired boiler, fuse box, radiator, serving hatch window to the living room with obscured glazing, tiled walls, vinyl flooring, windows to the front and side and external door to the driveway.

## Living Room

15'8" x 12'1" (4.8m x 3.7m)

With chimney breast wall, gas fire, hearth and mantle with feature wall boarding, built-in storage and display cabinets to either side, radiator, room thermostat, carpeted flooring and window to the front of the property.

## Bedroom One

14'9" x 9'2" (4.5m x 2.8m)

With built-in cupboard (0.7m x 0.5m), radiator, carpeted flooring and window with views over the rear garden.

## Bedroom Two

9'2" x 10'5" (2.8m x 3.2m)

With radiator, carpeted flooring, window and external door to the rear garden.

## Shower Room

5'10" x 5'10" (1.8m x 1.8m)

With glazed shower cubicle, WC, wash basin, radiator, tiled walls, carpeted flooring and window with obscure glass to the side.

## Garden

Private rear garden set to lawns with borders of mature shrubs and plants, concrete pathways and boundaries of fencing.

## Garage

16'4" x 7'10" (5.0m x 2.4m)

Brick-built garage with double wooden door, power, lighting and concrete floor.

## Tenure & Possession

The property is Freehold with vacant possession upon completion.

## Services

We understand that mains electricity, water and drainage are connected to the property. Gas is assumed available at the property however appears to be capped off, with the meter removed. Buyers should make their own enquiries to ensure availability of supply.

## 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 'F'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 9009-3956-0209-9365-4204.

## Viewing

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

## Directions

From the A1104 entering Mablethorpe, turn left into Golf Road. The property can be found after 600m on the right.

What3words://skews.myths.managed



167 Golf  
Road  
Mablethorpe  
LN12 1EZ



### FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

**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.

