



# Willsons

10, Dales Avenue, Mablethorpe  
£250,000



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# Willsons

SINCE 1842

10, Dales Avenue, Mablethorpe,  
Lincolnshire, LN12 1FA

### "AGENT'S COMMENTS"

*This attractive four bedroom detached family home, being one of the largest designs, was recently built in 2021 and includes remaining NHBC warranty for peace-of-mind. Offering four bedrooms to include master bedroom with en-suite, this stylish, modern home has been customised to feature a media wall with flame-effect fire, has a generous dual aspect dining kitchen leading out to the west facing, fully enclosed garden with extended patio, benefits from two bathrooms and a ground floor WC and offers a turn-key ready home with a designer feel and excellent energy efficiency. With first floor views over the distant Lincolnshire Wolds, this move-in ready home is situated on a small residential cul-de-sac on the edge of the coastal town of Mablethorpe, yet within walking distance of shops, local schools and the beach.*

### 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.



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## Front of Property

Open plan frontage with area of lawn, concrete slab level-access pathways to the front and left-hand side of the property leading to the composite heritage coloured door with external porch and lighting, with boundaries of dwarf hedging.

## Entrance Porch

With composite partially glazed front door, intruder alarm controls, radiator and luxury vinyl tile flooring.

## Living Room

18'4" x 10'9" (5.6m x 3.3m)

Dual aspect room with central feature media wall with electric flame effect fireplace, room thermostat, carpeted flooring and windows to the front and rear of the property.

## Kitchen

22'11" x 11'5" max (7.0m x 3.5m max)

Generously sized light and bright, dual aspect kitchen with a range of modern wall and base units to include integrated 50/50 fridge freezer, eye-level double oven and grill, hob with stainless steel extractor over, integrated dishwasher, sink with 1.5 bowls, drainer and mixer tap, breakfast bar with further storage, dining area with pendant lighting and feature acoustic style wall boarding, two radiators, down lighting, partially tiled walls, wood grain luxury vinyl tile flooring, window with front aspects and French doors to the rear garden. A modern family kitchen with a stylish yet practical finish.

## Utility Room

7'10" max x 4'11" (2.4m max x 1.5m)

Practically designed downstairs utility space combining WC, utility and cloakroom. Offering sink with mixer tap and adjacent work surface with tiled splashback, space and plumbing for washing machine, Valliant wall-hung gas combination boiler, radiator, consumer unit, window to the rear of the property with obscure glazing and luxury vinyl tile flooring.

## Landing

10'9" x 9'6" (3.3m x 2.9m)

Gallery landing with oversize storage cupboard (0.9m x 0.7m), radiator, carpeted flooring, access to the partially boarded loft and window with aspects over the rear garden and fields beyond.

## Master Bedroom

10'9" x 10'5" min (3.3m x 3.2m min)

With boiler thermostat, radiator, window to the front of the property and carpeted flooring, door to:

## En-Suite Shower Room

3'11" x 6'10" into shower (1.2m x 2.1m into shower)

With shower cubicle with tiled surround, WC, wash basin with mixer tap and tiled splashback, heated chrome towel radiator, extractor fan, shaver socket, vinyl flooring and window with obscure glazing.

## Bedroom Two

10'9" x 8'2" min (3.3m x 2.5m min)

'L'-Shaped room with radiator, carpeted flooring and window to the front of the property.

## Bathroom

7'10" max x 5'10" (2.4m max x 1.8m)

P-shaped bath with shower over and mixer tap, wall boarding surround, wash basin with wall boarding splash back, WC, shaver socket, chrome heated towel radiator, extractor fan, down lighting, vinyl flooring and window with obscure glazing.

## Bedroom Three

7'10" x 7'2" (2.4m x 2.2m)

With radiator, carpeted flooring and window with aspects over the rear garden.

## Bedroom Four

7'6" x 7'2" (2.3m x 2.2m)

With radiator, carpeted flooring and windows with rear aspects looking towards the Lincolnshire Wolds.

## West-Facing Garden

Private rear garden set to lawns with borders of shrubs and plants, two areas of decorative concrete slab patio, one with wooden pergola over, with corresponding pathways leading to the side of the property via wooden pedestrian gates, pedestrian access to the garage, external tap and lighting, the garden accommodates areas of concealed storage for garden effects and refuse bins and has fully enclosed boundaries of fencing.

## Driveway & Link-Detached Garage

17'0" x 8'6" (5.2m x 2.6m)

Block paved driveway to the right of the property leading to the link-detached garage with partially glazed up and over garage door, power, lighting and independent consumer unit, open span roof trusses for additional storage, uPVC pedestrian door to the garden and concrete floor.

## 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 'C' 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 'B'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 0370-3163-4080-2699-1245.

## Viewing

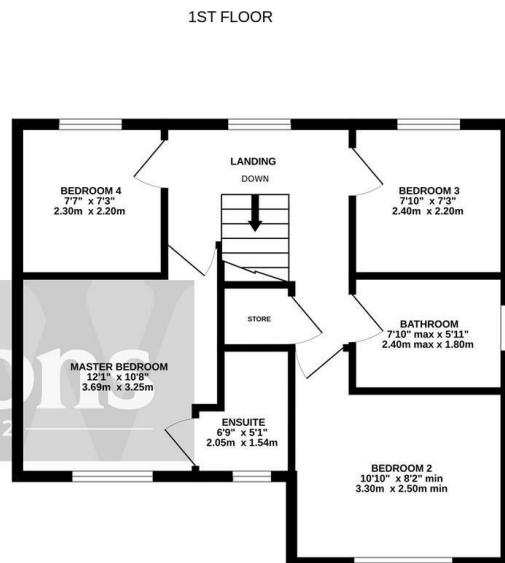
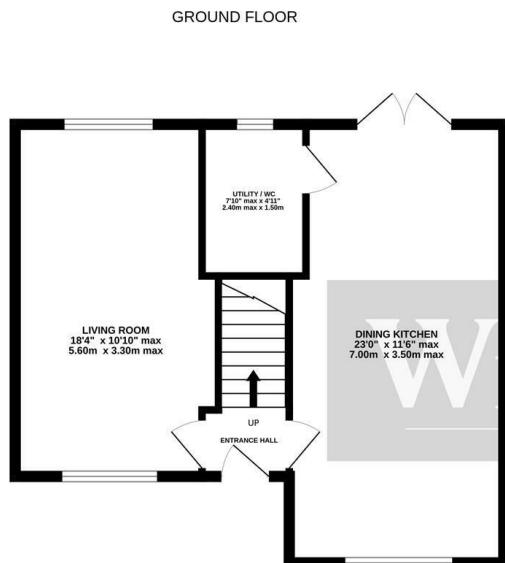
Viewing is strictly by appointment with the Alford office at the address shown below.

## Directions

From the A1104 entering Mablethorpe, turn left onto Tuplin Drive and then left again into the private cul-de-sac roadway, Dales Avenue. The property can be found at the head of the road.

What3words://twisting.dressings.front



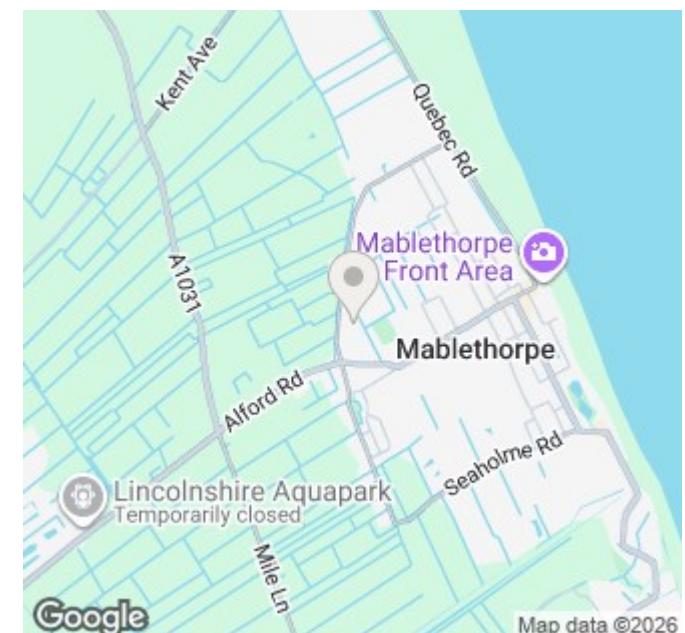


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

