



Willsons  
SINCE 1842

Curlew Cottage, Rotten Row, Theddlethorpe

£185,000



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# Curlew Cottage, Rotten Row, Theddlethorpe, Mablethorpe, Lincolnshire, LN12 1NX

## "AGENT'S COMMENTS"

*This sizeable character two bedroom bungalow set in secluded wrap around gardens offers sizeable accommodation to include kitchen and dining room, sun room with views over the garden, central living room, bathroom and separate shower room and benefits from uPVC double glazing throughout and oil fired central heating. With wrap around lawned gardens to include a small orchard containing fruit trees and sizeable driveway, this hidden bungalow offers a rare opportunity located in a desirable coastal village of Theddlethorpe close to nature reserves, unspoilt beaches and the seaside. The property is brought to the market with No Onward Chain.*

## LOCATION

*Theddlethorpe St Helen is a coastal village offering primary school, village hall, public house, church and several miles of sand dunes and stunning beaches. The village is situated to the north of the town of Mablethorpe which is a traditional seaside with 'Blue Flag' awarded beaches 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.*



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### Entrance Hallway

12'5" x 2'7" (3.8m x 0.8m)

With uPVC partially glazed front door with glass feature depicting an owl, radiator, high-level cupboard containing consumer unit and carpeted flooring.

### Kitchen

11'9" x 9'2" (3.6m x 2.8m)

With a range of wall and base units, sink with 1.5 bowls and mixer tap, integrated double oven and grill with ceramic hob and extractor over, partially tiled walls, down lighting, vinyl tile flooring and window with aspects over the rear garden.

### Living Room

17'8" x 15'8" (5.4m x 4.8m)

With central chimney breast wall with open fire, hearth and mantle and wood flooring to either side, radiator, wall lighting and down lighting, carpeted flooring and window to the front of the property.

### Dining Room

13'1" x 8'2" (4.0m x 2.5m)

Walk-through dining room with radiator and carpeted flooring.

### Sun Room

14'5" x 12'5" (4.4m x 3.8m)

Access via a concrete ramped entrance from the garden to the sliding patio door, this sun room is of dwarf brick wall and uPVC construction with polycarbonate style roof, windows to three sides with aspects over the wraparound gardens has two radiators, built-in storage cupboards and carpeted floor.

### Shower Room

6'6" x 5'2" (2.0m x 1.6m)

With low level entry shower cubicle, electric shower and tiled surround, WC, wash basin, radiator, partially tiled walls, vinyl tile flooring, razor socket and window with obscure glazing to the rear.

### Bedroom One

13'1" x 12'5" (4.0m x 3.8m)

With radiator, wall lighting, carpeted flooring and window to the front of the property.

### Bedroom Two

11'9" x 11'9" (3.6m x 3.6m)

With central chimney breast wall, radiator, carpeted flooring and window to the front of the property.

### Bathroom

10'2" x 5'2" (3.1m x 1.6m)

Four piece suite of bath with mixer taps and shower handset, WC, bidet, wash basin, radiator, airing cupboard (0.8m x 0.5m) housing Worcester Bosch oil boiler with shelving above, loft access, vinyl flooring and window to the rear garden.

### Rear Entrance Hallway

5'6" x 2'11" (1.7m x 0.9m)

With PVC partially glazed door and vinyl tile flooring.

### Garden

This generously sized plot extending to a total of circa 0.46 acres has vehicular access via double wooden gates onto gravel driveway. The property also has an independent footbridge onto a concrete pathway leading to the front porch. The property is surrounded by gardens set to lawns to all sides with large fruit trees and mature shrubs and plants, concrete stepping stone pathway from the drive to the concrete patio and ramped access to the sun room, external lighting and boundaries of mature hedging and fencing.

### Outbuildings

There is a small garden shed with wooden stable door to the side of the driveway and a larger outbuilding to the rear of the property formerly used to accommodate an external shower area with power and lighting.

### Additional Comments

Although no structural survey has been carried out on the property, there are obvious areas of significant cracking throughout the property which can be observed both internally and externally.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains electricity and water are connected to the property. Drainage is understood to be to a old style private system.

### 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 'E'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 0370-2001-8280-2395-1511

### Viewing

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

### Directions

From Mablethorpe, take the A1031 north towards the village of Theddlethorpe St Helen. Turn left into Rotten Row. The property can be found on the right slightly before the corner.

What3words://streaking.lingering.material



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TOTAL AREA: APPROX. 109.3 SQ. METRES (1176.9 SQ. FEET)

### 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.

