



6, The Fairway,

£850 PCM



**Willsons**  
SINCE 1842

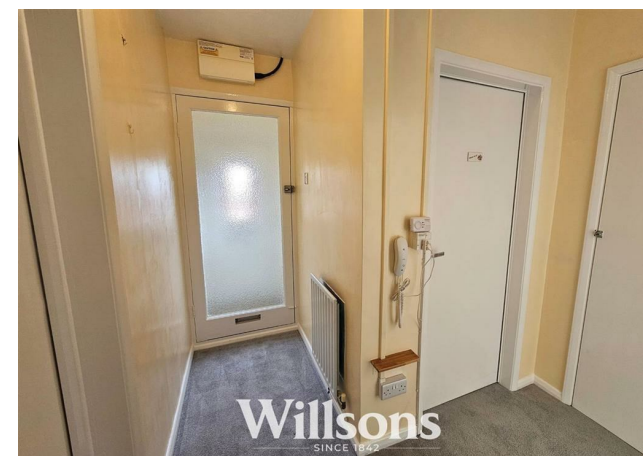
6, The Fairway,  
, Mablethorpe,  
Lincolnshire, LN12 1LL

### "AGENT'S COMMENTS"

*A well presented and recently redecorated two bedroom semi detached bungalow situated on the outskirts of Mablethorpe, close to the beach and yet still within walking distance of the town's shops and amenities. The property has had new carpets throughout and consists of two bedrooms, lounge, kitchen, wet room, sun room and well established rear garden. The property benefits from private driveway and gravelled front garden providing ample off-road parking.*

### LOCATION

*Mablethorpe is a seaside town in East Lincolnshire approximately 17 miles north of Skegness and 27 miles south of Cleethorpes. The town has a range of shops being both independent and national names, and amenities including a cinema, sports centre, primary school and a health centre. Regular Bus services run to the resort of Skegness & 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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### How To Apply for a viewing

If you would like to apply to view this property, please complete and return the application form that can be found on our Willsons website on the property listing. Please note that we cannot arrange any viewings without an application form.

### Viewings

Viewings are arranged between the hours of 9am - 5pm Monday to Friday.

### Holding Deposit

If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent totaling to £196.15 must be paid at the start of referencing and is to be held whilst referencing is being completed. This fee will be deducted from the first months rent upon successful completion of referencing.

### Deposit

This property requires a deposit of 5 weeks' rent - totaling £980.76

The deposit will be held in a tenancy deposit protection scheme for the duration of the tenancy

### Accommodation

A well presented and recently redecorated two bedroom semi detached bungalow

### Front View

Block paved driveway leading to main entrance and sun room entrance

### Sun Room

2.81 x 1.91 (0.61m.24.69m x 0.30m.27.74m)

Double glazed entrance door, windows, tiled flooring, single socket, internal door leading to:

### Kitchen

7'11" x 6'3" (2.43 x 1.92)

Single glazed window, radiator, light, new vinyl flooring, range of beech effect base and wall units, worktops, built in electric oven and hob, sink and drainer, space and plumbing for washing machine, heat detector, CO alarm, sockets and switches

### Lounge

16'8" x 9'8" (5.09 x 2.97)

Window, wooden curtain pole with curtains and tie backs, radiator, light, new carpet, aerial point, sockets and switches

### Hallway

7'10" x 3'4" (2.40 x 1.04)

Double glazed door leading to small porch, inner single glazed door, fuse box, new carpet, light, loft hatch, smoke alarm, CO alarm, radiator, telephone point, sockets and switches, cupboard containing boiler

### Bedroom 1

12'5" x 9'10" (3.80 x 3.01)

Window, curtain track with curtains and tie backs, new carpet, radiator, light, sockets and switches

### Bedroom 2

9'9" x 8'11" (2.98 x 2.72)

Sliding door, window, radiator, light, new carpet, curtain track with curtains, mirror, sockets and switches

### Wet Room

6'6" x 6'1" (2.00 x 1.86)

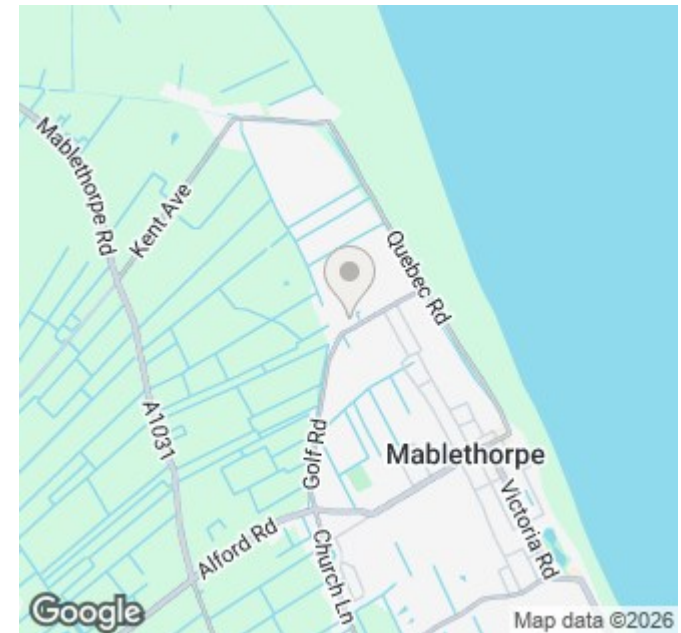
Window with opaque glass, radiator, curtain track with curtains, toilet, pedestal basin, electric shower with shower curtain, extractor fan, towel ring, towel rail, mirrored bathroom cabinet, toilet roll holder, light and switches

### Rear View

### Rear Garden

with a range of well established plants and shrubs, pergola, patio area, shed (for landlord use), smaller wooden store, gate





## 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.

