

2, The Drive, Mablethorpe

£149,950

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Willsons

SINCE 1842

2, The Drive,Mablethorpe, Lincolnshire, LN12 1LX

"AGENT'S COMMENTS"

Escape to the seaside! This two bedroom semi-detached property located on an attractive residential cul-de-sac less than 500m to the Blue Flag beaches and promenade of the seaside town of Mablethorpe offers two bedrooms, living room with gas fire, sun room, private south facing garden and driveway. Benefiting from uPVC double glazing,recent gas central heating and with beaches, shops and a fish and chip takeaway all within walking distance, the property is brought to the market with no onward chain.

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
With semi-open plan frontage set to lawns with dwarf walling and plants with concrete pathway leading to the external door and across the front of the property, concrete driveway and boundaries of dwarf wall or fencing.

Entrance Hall
Accessed via uPVC external door with partial obscure glazing and corresponding side panel, carpeted flooring.

Living Room
With central chimney breast wall, gas fire, hearth and mantle, radiator, carpeted flooring and wide window to the front of the property.

Kitchen
Fitted kitchen with a range of wall and base units with under unit lighting, integrated oven and grill with four ring gas hob over, stainless steel sink with mixer tap and draining board, space and plumbing for washing machine, space and socket for undercounter fridge, partially tiled splashback, vinyl flooring, full-height pantry cupboard also housing electric and gas meters and fusebox, window and door to the conservatory.

Conservatory
Of half brick wall construction with polycarbonate style roof, radiator, vinyl flooring and partially glazed external door with pet-flap to the rear garden.

Bedroom One
With full height airing cupboard also housing 2021 Logic Max C30 combination gas boiler, radiator, carpeted flooring and window to the rear garden.

Internal Hallway
Internal hallway with loft access.

Bathroom
Comprising bath with mixer taps and shower handset over, wash basin, WC, radiator, partially tiled walls, vinyl flooring and window with obscure glazing.

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

South Facing Garden
South facing rear garden with no overlook set to areas of lawn with concrete slab patio, concrete pathways to the sides of the property, mature shrubs and plants, external wall mounted tap, boundaries of hedging and fencing and pedestrian gate providing access to the driveway.

Solar Installation
The property hosts a solar installation which is known to be leased by A Shade Greener Ltd who are an operational company providing solar energy across the United Kingdom. The lease commenced in 2013 and lasts for a period of 25 years. The Agent has lease documentation in hand, available for inspection upon request.

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 601 111.

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: 9713-3968-4209-5756-5200

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

Directions
Take the main A1104 road to Mablethorpe, on entering Mablethorpe turn left into Golf Road and proceed along Golf Road past Tesco turning right into The Fairway and then right into The Drive. The property can be found immediately on the right hand side.
What3words///collide.treble.bolsters



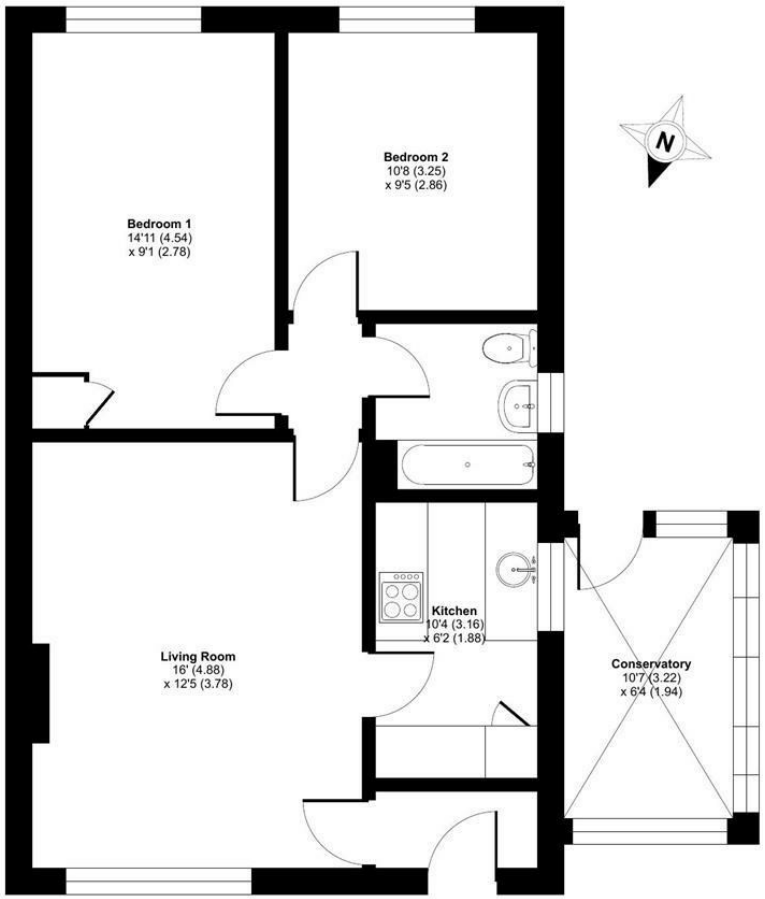




The Drive, Mablethorpe, LN12

Approximate Area = 674 sq ft / 62.6 sq m

For identification only - Not to scale



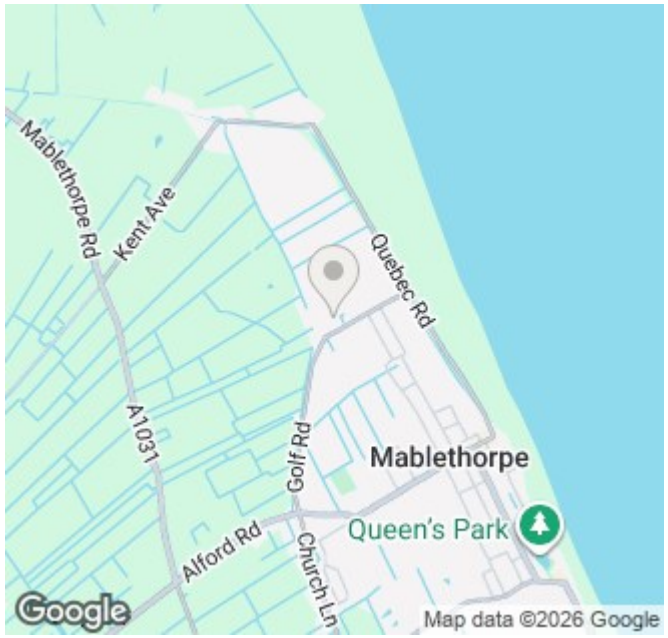
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Willsons. REF: 1549312

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.