



9, The Drive, Mablethorpe

£155,000



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**Willsons**  
SINCE 1842

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

### "AGENT'S COMMENTS"

*Situated on a generous corner plot in a quiet cul-de-sac with close access to local amenities and the beautiful promenade and sandy beach of Mablethorpe. With off-road parking and garage, wrap-around gardens, private courtyard to the rear and sun room, this property benefits from uPVC double glazing throughout, gas central heating and No Onward Chain.*

### LOCATION

Mablethorpe is a seaside town in East Lincolnshire with sand train operating along the sandy beaches. It is 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 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.



# Willsons

SINCE 1842

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

## Front of Property

Situated on a corner plot with lawns to the front and side, borders of shrubs and hedging, concrete driveway and concrete pathway leading to the front door.

## Sun Room

12'7" x 10'2" / 7'4" (3.84m x 3.10m / 2.26m)

Of uPVC windows with brick half walls, French Doors leading to the rear of the property, single glazed door leading to garage and laminate flooring.

## Kitchen

10'1" x 8'2" (3.07m x 2.49m)

With wall and base units, worktops, stainless steel single drainer sink with mixer tap, gas hob with extractor hood over and built-in electric oven below, gas fired central heating boiler, space and plumbing for washing machine,

## Living Room

17' x 11'5" reducing to 10' (5.18m x 3.48m reducing to 3.05m)

With fireplace, television point, radiator, window to the front and side of the property and laminate flooring.

## Inner Hallway

With loft hatch, radiator, storage cupboard, external door leading to the rear of the property and laminate flooring.

## Bathroom

6'5" x 6'1" (1.96m x 1.85m)

With panelled bath and direct feed shower over, hand basin, WC, radiator, tiled walls, window to the side and vinyl flooring

## Bedroom 2

12'2" x 10' (3.71m x 3.05m)

With built-in wardrobes, radiator, window to the front of the property and carpeted flooring.

## Bedroom 1

9'9" x 8'10" (2.97m x 2.69m)

With radiator, window to the rear of the property and carpeted flooring.

## Rear Garden

Block paved patio with raised borders enclosed by fencing and lean-to potting shed.

## Garage

16' x 8'11" (4.88m x 2.72m)

With up and over door, light and power, windows to the side and rear,

## 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 601111.

## 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](http://www.epcregister.com) Reference Number: 0360-2670-0370-2124-7655

## Viewing

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 on the left hand side.  
What3Words://retrieves.limit.edges

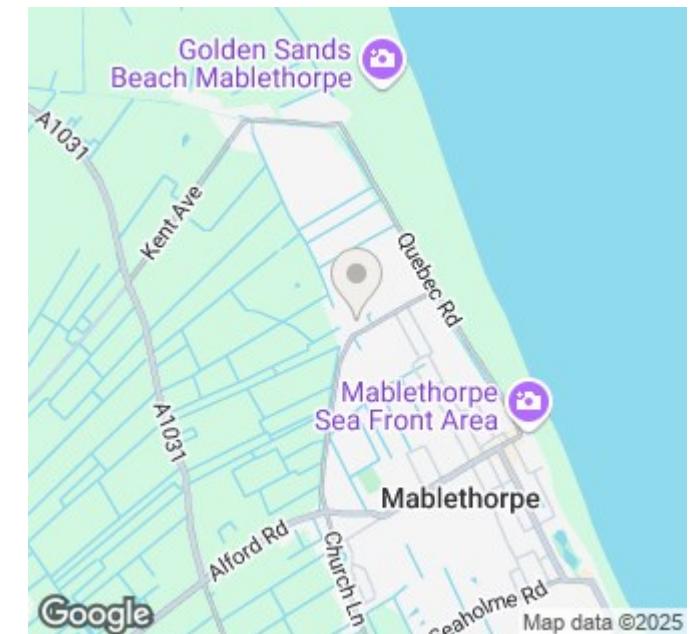


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### FLOORPLAN Not to scale – For identification purposes only

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.

