



Willsons

1, Parklands, Mablethorpe

£195,000



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**Willsons**  
— SINCE 1842 —



1, Parklands, Mablethorpe,  
Lincolnshire, LN12 1BY

### "AGENT'S COMMENTS"

*This three bedroom detached bungalow situated on a quiet cul-de-sac offers the potential to once again become a lovely home. Requiring some modernisation, the property already benefits from gas central heating and uPVC double glazing, kitchen which leads out to the private low maintenance courtyard style garden, living room with gas fire. With low maintenance outside spaces both front and back, driveway and detached single garage and already with a 'D' rated energy performance certificate, this property is located in a quiet cul-de-sac and within easy reach of a nearby local shop and walking distance of the town of Mablethorpe, the seafront, beaches and the promenade.*

### 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

Set to low maintenance areas of gravel interspersed with shrubs and plants, concrete paving slab pathways, concrete driveway leading to the garage and rear gate and low boundaries of fencing.

### Internal Hallway

14'9" x 14'1" x 2'11" (4.5m x 4.3m x 0.9m)

Accessed via a partially glazed uPVC front entrance door into T' shaped hallway with radiator, full height (0.8m x 0.7m) airing cupboard with shelving, loft access, boiler thermostat and vinyl flooring.

### Living Room

14'1" max x 14'1" (4.3m max x 4.3m)

With central electric fire, hearth and mantle, radiator, room thermostat, carpeted flooring and feature bay window to the front of the property.

### Kitchen

15'8" x 8'2" (4.8m x 2.5m)

With a range of wall and base units to include two full height larder units, sink with mixer tap and draining board, space and sockets for free standing electric cooker, fuse box, boiler controls, space for under counter refrigerator, low breakfast bar, radiator, vinyl tile flooring, window and external partially glazed door with external fly screen door to the rear courtyard garden.

### Bedroom One

12'1" x 12'5" (3.7m x 3.8m)

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

### Bedroom Two

12'1" x 10'2" (3.7m x 3.1m)

With full span of fitted wardrobes to one wall, radiator, carpeted flooring and window overlooking the rear garden.

### Bedroom Three

7'6" x 8'2" (2.3m x 2.5m)

With radiator, carpeted flooring and window overlooking the rear garden.

### Bathroom

10'5" max x 5'6" (3.2m max x 1.7m)

Bath with mixer tap and shower over, wash basin, razor socket, WC, radiator, partially tiled walls, vinyl tile flooring and window with obscure glazing to the front of the property.

### Patio Garden

Set to low maintenance concrete paving slabs with borders of flowers and plants, wooden gate and concrete slab pathway to the side of the property, external lighting, raised vegetable beds, external wall tap, greenhouse, two garden sheds, areas of gravel, external gate to the driveway and garage, with enclosed boundaries of fencing.

### Detached Garage

With up-and-over garage door, power, lighting and concrete flooring.

### 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 'B' 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](http://www.epcregister.com) Reference Number: 9819-3058-5209-2386-1204

### Viewing - Alford

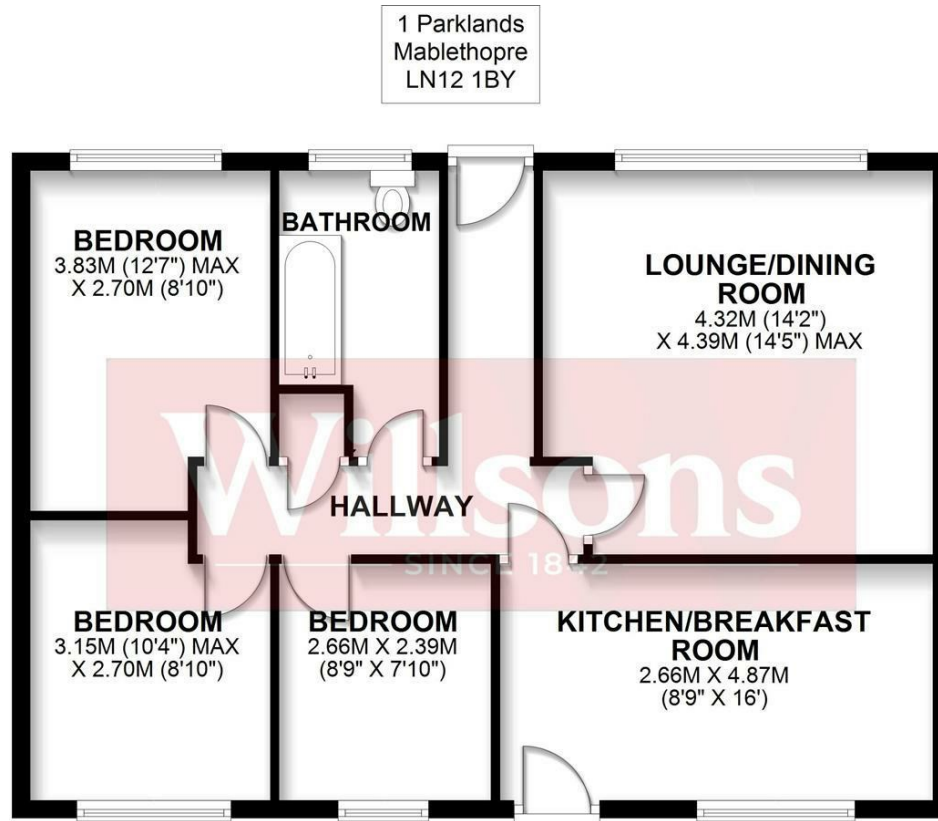
Viewing is strictly by appointment with the Alford office at the address shown below.

### Directions

From the A1104 entering Mablethorpe, turn right onto Parklands. The property can be found on the left after 80m.

What3words///stubborn.muted.zapped



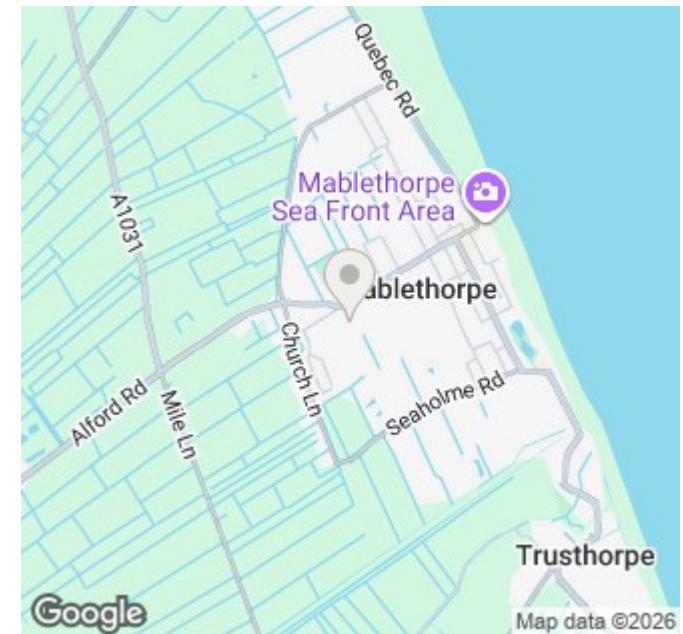


**FLOOR PLAN**

TOTAL AREA: APPROX. 71.9 SQ. METRES (773.6 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.

