



9 Windsor Road, Mablethorpe, LN12 1JT

M A S O N S
EST. 1850

Benefitting a generous corner plot on a no through road is this four bedroom semi-detached dormer bungalow with extensive front and side gardens and detached garage to the rear.

Internally, the spacious accommodation comprises a lounge with feature open fireplace and bay window to front, utility hall, kitchen with modern fitted units and conservatory off to the side, two ground floor double bedrooms and a family bathroom. To the first floor are two further bedrooms and a cloaks/WC. While the property needs a general tidy up throughout, it offers a superb opportunity within this very popular market town, just a short walk to all the amenities and sea front.











Directions

From the main shopping area on High Street in Mablethorpe, turn down Waterloo Road next to Heron Foods, travel a short distance and take the left onto Windsor Road. The property will then be found on the left on the corner.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Ground Floor**Porch**

Accessed via a part-glazed uPVC door into the porch with a further part-glazed timber door into:

Hallway

Having neutral decoration and washed oak laminated flooring, original timber doors into main principal rooms.

Lounge Diner

Spacious Lounge diner with feature fireplace having open grate, tiled hearth and wooden

surround. Bay window to front and laminated flooring. Door through to:

Utility Room/ Hall

Having stairs leading to first floor, base units to side with roll-top wood-effect work surface, laminated flooring, door into:

Kitchen

A range of fitted base and wall units in a mixture of gloss cream and oak finish. Roll-top wood-effect laminate work surfaces, tiling to splashbacks and having one and a half bowl white ceramic sink with chrome mono mixer tap. Space and plumbing for washing machine, space provided for under-counter fridge and wiring for free-standing electric cooker, extractor fan to wall, part-glazed uPVC door into:

Conservatory

A useful lean-to conservatory having brick dwarf wall, doors leading into rear garden and having polycarbonate roof covering, wood-effect vinyl cushion floor, light and power provided.

Bedroom 1

A double bedroom at the rear of the property with window overlooking garden, laminate flooring.

Bedroom 2

A further double bedroom on the ground floor with window overlooking front garden, having laminated flooring.

Family Bathroom

Ground floor bathroom comprising a large corner bath with hand shower attachment and further thermostatic shower mixer to wall. Low-level WC and wash hand basin, frosted glass window to rear, tiling to all wet areas, extractor fan to ceiling and having wood-effect vinyl cushion flooring.

First Floor**Staircase and Landing**

Having timber banister, carpeted flooring and cupboard into eaves storage space. A spacious landing with door off providing access into a large walk-in wardrobe ideal for laundry and clothing.

Bedroom 3

A generous bedroom to the front with feature painted wall to one end incorporating chimney breast, window overlooking front garden, carpeted flooring.

Bedroom 4

A generous single bedroom situated to the side, carpeted flooring.

Cloaks/WC

Having low-level WC, wash hand basin and storage cupboard. Roof window to side, spotlight to ceiling, laminated flooring and also housing the Viessmann gas central heating combination boiler.

Detached Garage

A substantial brick-built garage being larger than that of a single, with double timber doors to front and a useful brick-built lean-to shed attached to side. Electric and water supply provided to garage, also having an enclosed area with boarded loft space. Attached to the rear is a useful gardener's WC which could also be utilised for storage and having power supply provided.

Front Garden

A spacious low-maintenance, mainly gravelled front garden having a mixture of brick wall and fencing to perimeter, range of mature bushes and trees, concrete paving and wrought iron gate access to front with a pedestrian timber gate leading into:

Rear Garden

The superb, large corner plot provides further extensive gardens to side, laid predominantly to lawn with concrete pathways, gravelled borders with a range of shrubs and bushes, perimeters made up of low-level brick wall and fencing. Double timber gates leading into the concrete driveway to the garage, lighting provided. A covered rear porch area with polycarbonate sheeting provides access to garage with a timber door leading into a further rear courtyard area with access to the gardener's WC and having tap provided.

Location

Mablethorpe is a small seaside resort on the east coast of Lincolnshire, approximately 17 miles north of Skegness. The town has a range of shops and amenities including banks, a cinema, supermarkets, sports

centre, primary school and health care centre. Regular bus services run to the larger resort of Skegness and the market towns of Alford and Louth where a greater range of shops can be found along with secondary schools both grammar and comprehensive.

Viewing

Strictly by prior appointment through the selling agent.

General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band B.

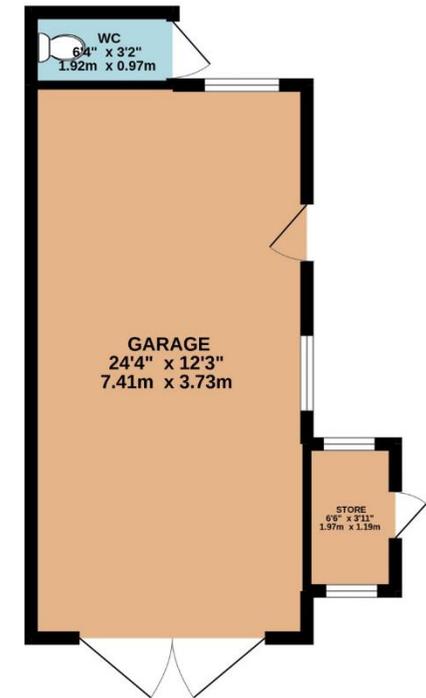
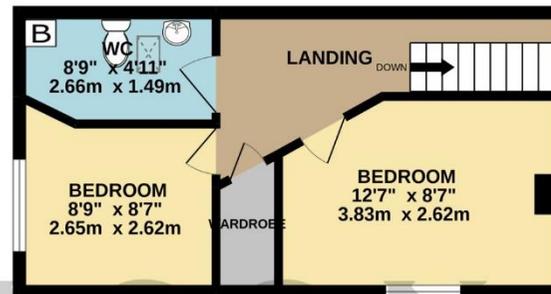
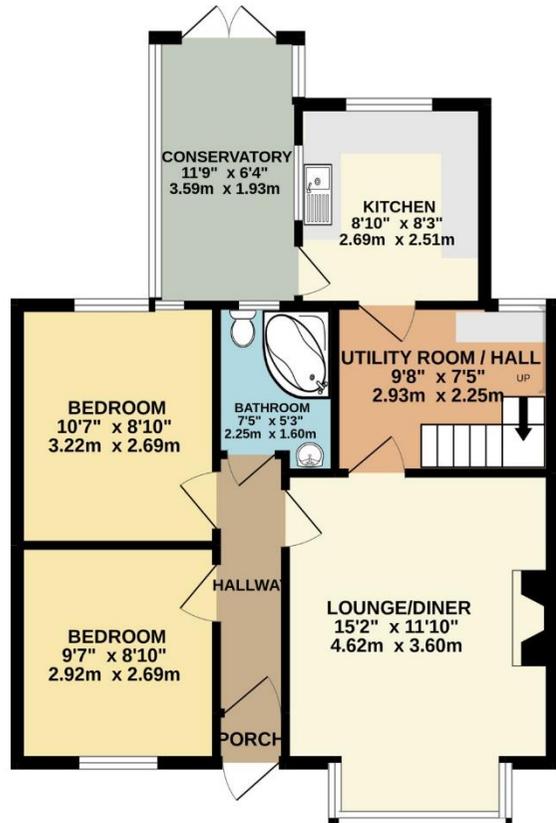
Floor Plans and EPC Graph

NB A PDF of the full Energy Performance Certificate can be emailed on request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.

1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1273 sq.ft. (118.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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