

Wellington Road, Mablethorpe

3 1 2

£190,000

- Sunroom
- Driveway
- Three Toilets
- Council Tax Band B
- Walking Distance to the Beach
- Freehold
- EPC rating D

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Local knowledge, national reach







This detached house presents a well-proportioned and versatile accommodation within a sought-after location in Mablethorpe, Lincolnshire. The property features three bedrooms, providing ample space suitable for various requirements. There is a total of two public rooms, including a dedicated sunroom, offering flexibility for both relaxation and entertaining guests. The residence includes one main bathroom and benefits from the added convenience of three separate toilets.

A private garden offers an outdoor retreat for leisure and recreation, while the driveway provides off-road parking. Practical aspects such as the freehold tenure allow prospective owners full rights over the property and its land. The Energy Performance Certificate rating is D, supporting considerations for energy efficiency. The property is further categorised within Council Tax Band B.

One of the key attractions of this home is its proximity to the beach, which is within comfortable walking distance. This aspect enhances the lifestyle opportunities available to residents, making it ideal for those seeking easy access to coastal amenities.









Local area

Situated in Mablethorpe, Lincolnshire, this property occupies a location with access to scenic beachfronts, traditional attractions, and various local services. The area offers a balance of leisure and essential facilities, supporting a convenient and well-connected living environment.


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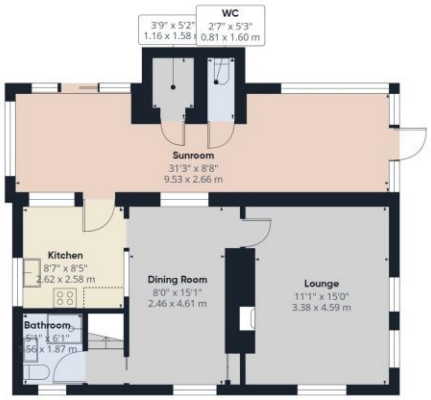




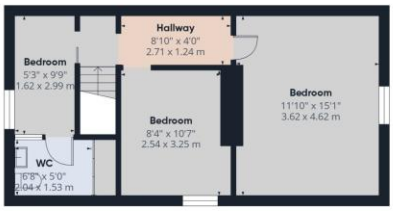








Floor 0





Approximate total area[1]

1114 ft²

103.5 m²

Reduced headroom

5 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

------ Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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