



### 3 bed detached house to buy in

Station Road, Theddlethorpe,  
Mablethorpe, Lincolnshire, LN12 1PF

**£315,000** Starting Bid

 x 3  x 2  x 2

Tenure

**Freehold**

Allocated parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Detached Character Property
- ✓ Set on a Sizable Plot Ideal Small Holding
- ✓ Detached Outbuildings
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Oil
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Pattinson Auction are pleased to bring this THREE/Four Bed, TWO Bathroom DETACHED House with private enclosed large gardens and spacious driveway. The property is situated in a pleasant semi-rural position within the coastal village of Theddlethorpe.

The property comprises of Hall, Kitchen/ Diner, Lounge, utility Room THREE/FOUR Bedrooms ,TWO bathrooms, With expansive Gardens, Driveway allowing several vehicles to park and Garage, Chicken and goose coops with fencing, pizza oven and brick BBQ patio, potential to also add further caravans to make a CL Site.

EPC rating: D. Tenure: Freehold,

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £315,000

Property Type: Detached House

Parking: Allocated, Off Street, Driveway

Year built: 1926

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Oil

Electric: National Grid, Solar PV (Photovoltaic) panels

Water: Direct mains water

Water meter: No

Sewerage: Septic Tank, Domestic/small sewage treatment plants

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Entrance Conservatory

1.92m x 2.96m (6'3" x 9'8")

Entrance Conservatory

To the rear of the property entering via a side Upvc door into the entrance conservatory, having a tiled floor, doors leading to WC, and a store room, further door leading into the Kitchen/diner.

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## Open Plan Kitchen Diner

3.19m x 6.97m (10'5" x 22'10")

Open Plan Kitchen Diner

Being a very light and airy room with dual aspect windows to either side elevation, plus windows looking onto the back patio, the kitchen comprises of fitted wall and base units with complimentary work surface over, one and half bowl inset sink with mixer tap over, tiled splash backs, range oil style cooker included within the sale,(LPG bottles fitted outside to the side of the property, ceiling spot lights, tiled flooring open to the dining area.

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## Walk in Pantry

2.06m x 2.01m (6'9" x 6'7")

Walk in Pantry

Who doesn't want this! everything hidden behind a door. Comprising of shelving units, also having the oil fired central heating boiler, water softener, space and plumbing for washing machine and tumble dryer and upright fridge freezer, ceiling light, tiled floor.

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## Inner Hall

2.10m x 2.70m (6'10" x 8'10")

Inner Hall

Giving access to ground floor rooms, stairs to First floor, under stairs storage cupboard with light and door.

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## Lounge

3.82m x 3.42m (12'6" x 11'2")

Lounge

Having a Upvc window to the front and side elevations, feature built 5kw log burner with tiled hearth, radiator, TV point, electric sockets, telephone socket, laminate effect flooring, ceiling light.

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## Reception Room/Bed Four

3.86m x 3.47m (12'7" x 11'4")

Reception Room/Bed Four

Having windows to the front and side elevation, radiator, ceiling light, tv point, telephone and broadband sockets, and electric sockets.

## Ground Floor Shower Room

2.11m x 1.87m (6'11" x 6'1")

Ground Floor Shower Room

Having a window to the side elevation, shower cubical with "Triton" electric shower, low flush lowered WC, vanity wash hand basin, ceiling light and extractor fan.

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## Landing

Landing

Coming from stair from the ground floor, there is a loft hatch access point to a boarded space, inside TV aerial, doors leading to bedrooms and bathroom, feature window overlooking the rear gardens.

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## Bedroom 1

3.19m x 3.43m (10'5" x 11'3")

Bedroom One

With Upvc window to the front elevation with open field views, original feature fire (capped off) with tiled hearth, radiator, tv point and ceiling light.

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## Bedroom 2

3.20m x 3.49m (10'5" x 11'5")

Bedroom Two

Great size double bedroom with Upvc window to the front elevation with open field views, original cast iron fire with tiled hearth (capped off), ceiling light and electric sockets.

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## Bedroom 3

2.79m x 3.17m (9'1" x 10'4")

Bedroom Three

With views to the rear elevation of the garden and green fields as far as the eye can see, this lovely sized double bedroom has electric sockets, ceiling light, tv point and built in wardrobes.

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## Bathroom

2.76m x 2.05m (9'0" x 6'8")

Bathroom

Comprising of a power shower with mains fed monsoon shower head, WC, vanity wash hand basin, built in airing cupboard housing the water tank and shelving for towel/bedding.

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## Garage and Out Buildings

Garage and Out Buildings

The DOUBLE garage has electric remote roller door access, with 4kw solar panels on the roof, with inverter in the garage. A workshop located to the rear, windows to either side elevations, with eaves storage. To the rear of the garage are further storage outbuilding with electric connected two private opening garage doors, this was also used as a sheep barn and sheep door is still there.

## **Land to Rear Of Property**

### Land to Rear Of Property

If you have ever dreamed of having your own small holding then this is the garden for you. Set in over an acre of land. There is a concrete patio seating area with built-in BBQ, and pizza oven, this then leads to a lawned garden area with mature hedge border, this then leads to a gravelled standing area for either a touring caravan, green house what ever you would like, this then wraps around to a fenced area where there is a chicken and geese coop located with their own houses and run. Then follow around to a further full lawned area with mature planted fruit trees. There is a static caravan which is connected to the mains electric and water with its own electric box, and has wire fencing and gates to the perimeter with further development this could be also a CL site for upto 5 Caravans with own connections.

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## **Gardens to Front**

### Gardens to Front

To the front of the property is a full lawned garden area with a concrete driveway, should you wish to use all of the front for parking you would be able to get at least 10 normal size vehicles on the plot. There are mature planted trees, timber fence to the front boundaries and has a quaint bridge to give access to the driveway from the road over a small dyke.



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
107.74 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Station Road, Theddlethorpe, Mablethorpe, Lincolnshire, LN12 1PF

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