



9 Harris Boulevard, Mablethorpe, LN12 2DY

**M A S O N S**

EST. 1850

## 9 Harris Boulevard, Mablethorpe, LN12 2DY

Situated on a generous plot and quiet residential road within this popular seaside town close to shops and amenities, is this spacious 3 bedroom detached bungalow. The property is presented in well maintained condition, although requiring some modernisation to taste. The property is ready to move into and benefits from three double bedrooms with large family bathroom, large lounge at the front with bay window, central hallway with ample storage while at the rear is a superb open plan kitchen and sunroom dining space.

Externally, ample driveway parking for at least four vehicles. Gated front garden and leading to the detached garage with superb south-west facing rear garden, mainly laid to lawn and well planted, with the addition of further sheds and a superb multi-purpose static unit which could be used for a multitude of purposes.



## Directions

From the main shopping area on High Street in Mablethorpe, turn down Seacroft road and travel for some distance until the right turning into Harris Boulevard. Turn left at the T Junction and the property will be found on the right.

## Accommodation

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

## Entrance Hall

Covered porch leading to part-glazed timber front door, into spacious hallway with doors leading to principal rooms. Useful storage cupboards to side, one housing the electric consumer unit and providing useful wardrobe space with further cupboards to side, housing the hot water cylinder and central heating timer controls, with shelving for laundry. Loft hatch providing access





to roof space with ladder provided. Smoke alarm to ceiling and door chime.

#### Lounge

Situated at the front with large bay window, further window to side and brick surround to chimney breast with tiled hearth and shelves either side. Carpeted floor.

#### Kitchen

Window to side overlooking driveway, good range of base and wall units finished in solid timber, rolltop laminated work surfaces with single bowl stainless steel sink and mono mixer tap. Free-standing gas oven and gas hob with chimney hood extractor above. Attractive tiling to all splashbacks, space and plumbing provided for washing machine and further space to opposite side for free-standing fridge. LED strip light





to ceiling and carpeted flooring with archway leading through to:

### Sun/Dining Room

A superb addition to the property with solid roof and windows to perimeter with double patio doors leading into rear garden, beams to ceiling and having tiled floor. A superb room providing a versatile space for further reception room and dining. Within a cupboard to the corner is the wall-mounted Baxi gas central heating boiler which is serviced on a regular basis.

### Bedroom 1

Situated at the front with a large bay window overlooking the garden. Useful built-in wardrobes to one side and space for dressing table. Carpeted floor.



### Bedroom 2

A further double bedroom at the rear with large window overlooking the gardens. Neutral decoration and laminated floor covering.

### Bedroom 3

Being double in size with window to side. Carpeted floor and timber panelling to ceiling.

### Family Bathroom

Having large corner bath with shower screen and thermostatic mixer. Fully tiled to walls and floor with wash hand basin and storage cupboards below and fitted mirrored cupboard above. Low-level WC, extractor fan to ceiling and frosted glass window to side.

### Detached Garage

Of brick construction and complementary design to the main dwelling, being longer than average, creating a useful workshop area to far end with solid steel workbench





included in the sale. Window to rear and pedestrian side access door. Up and over door to front, lights and electric provided.

#### Static Unit

Situated at the rear of the garden and providing a very versatile space requiring a scheme of refurbishment. However, would create a perfect home office, playroom, garden room or self-contained annexe providing lounge and dining area with separate bedroom (subject to any necessary consents). Lights and electric provided, fitted with carpet, benches, table, cupboard, separate bedroom with wardrobe and shelves. Windows and secure door.

#### Outside

At the front is a gated driveway providing parking for four or more



vehicles, laid to concrete. Front brick boundary wall with pedestrian gated access. Fencing to side boundary, lawned areas and concrete paths giving access down either side of the property. Outside tap provided. Leading to garage and opening into:

#### Rear Garden

Block-paved patio area adjacent the sunroom, ideal for barbecue area and outside dining. Main garden is laid predominantly to lawn and enjoys a south-westerly aspect. Mature planted borders with ferns and bushes. Fenced side boundaries and hedging to rear. Superb cast iron street lamp in working condition. Two useful storage sheds and further patio area behind garage with water collection butts. Overall, a perfect space for the green-fingered gardener, being larger than average for the area.







### 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.

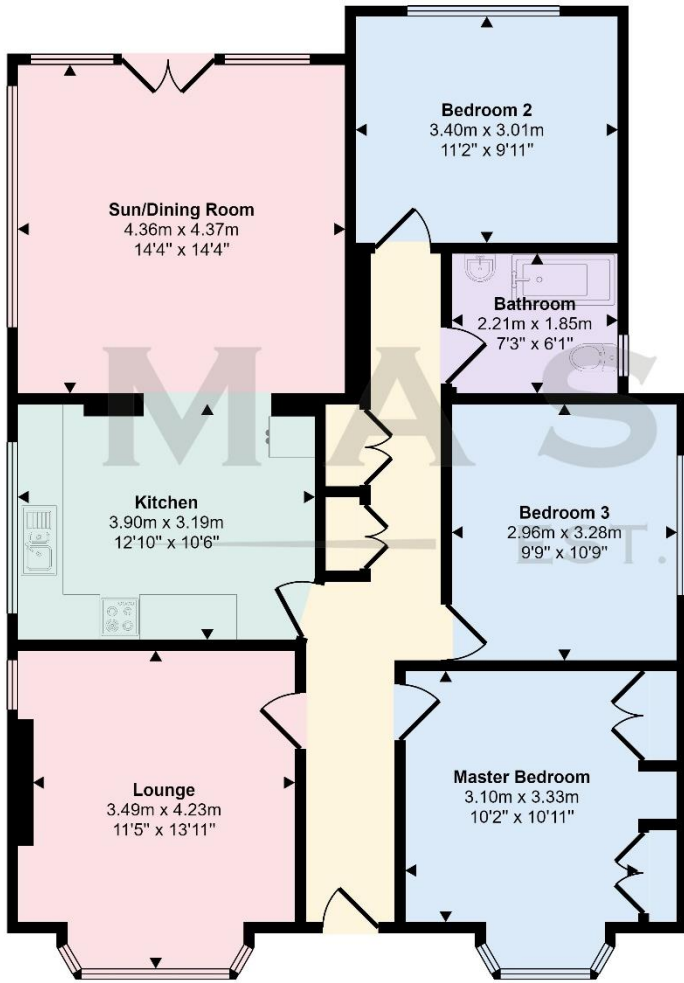


## General Information

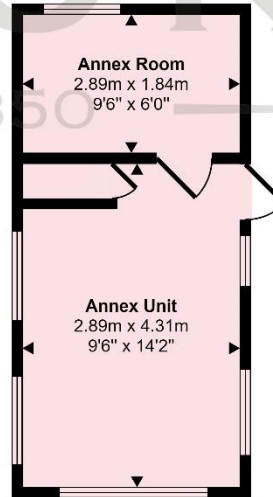
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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 C.



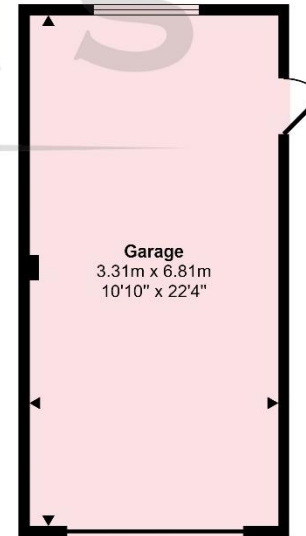
Approx Gross Internal Area  
141 sq m / 1519 sq ft



Ground Floor  
Approx 100 sq m / 1080 sq ft



Approx 18 sq m / 196 sq ft



Approx 23 sq m / 243 sq ft

**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		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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