



## FEATURES

- Online auction date 4 & 5 March 2026
- Detached Bungalow
- Driveway providing off-road parking
- Side access to the rear garden
- Garage to the rear of the plot
- Guide price £142,500+
- Sold on behalf of Fixed Charge Receivers
- Walking distance to the beachfront
- Paved and gravelled rear garden area
- Freehold with no chain

Guide Price: £142,500+

## Detached bungalow

1 Wellington Avenue  
Mablethorpe  
LN12 1HL

## OVERVIEW

For sale by online auction, a large detached bungalow which is to be sold with no chain and located just a five minutes' walk to Mablethorpe beachfront.

Externally, the property benefits from a generous frontage with a driveway providing off-road parking for two vehicles. To the rear the property boasts a spacious rear garden which is arranged with a combination of paved and gravelled areas, creating a low maintenance outdoor space. There is also the advantage of side access to the rear garden from the side of the property, plus an external garage.

Located in the popular seaside town of Mablethorpe, the property is within comfortable walking distance of the seafront, situated approximately half a mile away, making it an ideal choice for a permanent residence, retirement home, or holiday investment.

Mablethorpe is well-connected to the surrounding Lincolnshire region, with the nearby towns of Louth and Skegness within easy driving distance.

# Lot No. 1

Auction date: 4 & 5 March 2026

## Floor Area

Total floor area 141 m<sup>2</sup> / 1,517 ft<sup>2</sup>  
(taken from floor EPC)

## EPC

This property is rated within EPC band C and expires on 11 February 2031 <https://find-energy-certificate.service.gov.uk/energy-certificate/9300-1598-0422-2095-3293>

## Council Tax

This property is rated within council tax band B

## Broadband Checker

<https://www.broadband.co.uk/checker/>

## Flood Risk

<https://www.gov.uk/check-long-term-flood-risk>Buyers

## Tenure

Freehold

## Viewings

External viewings only.

## Buyers Premium

3% (min.£4,500) inc. VAT

## Deposit

10% deposit payable in addition to the Buyer's Premium

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