



Guide Price: £142,500+

Detached bungalow

1 Wellington Avenue
Mablethorpe
LN12 1HL

OVERVIEW

For sale by online auction, a large detached bungalow to be sold with tenants in situ, located just a five minutes' walk to Mablethorpe beachfront. This substantial property features a distinctive dormer section, offering a versatile layout and presenting an excellent opportunity for investors looking to acquire a well-proportioned asset in a popular coastal location.

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 garden which is arranged with a combination of paved and gravelled areas, creating a low maintenance outdoor space, plus a detached outbuilding which provides valuable storage or workshop potential.

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 m² / 1,517 ft²
(taken from floor EPC)

EPC

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

Council Tax

Council tax band B

Broadband Checker

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

Flood Risk

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

Tenure

Freehold. The property is being sold with a tenant in situ. The Vendor holds no information regarding the tenancy.

Viewings

External viewings only.

Buyers Premium

3% (min.£4,500) inc. VAT

Deposit

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

FEATURES

- Online auction date 4 & 5 March 2026
- Freehold Detached Bungalow
- Driveway providing off-road parking
- Dormer section to the first floor
- Outbuilding 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
- Sold with tenant in situ

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