



**The Beach Hut St. Peters Lane, Trusthorpe Mablethorpe LN12  
2PJ**

**welcome to**

## **The Beach Hut St. Peters Lane, Trusthorpe Mablethorpe**

Four-bedroom detached home moments from the beach, offering spacious accommodation, open-plan kitchen/diner, accessible ground floor, garage, drive-in/drive-out parking and beautiful rear garden.

### **Entrance**

Spacious and welcoming entrance with useful coat and shoe storage and complementary patterned tiled flooring. Provides access through to the principal living accommodation.

### **Lounge**

12' x 11' 9" ( 3.66m x 3.58m )

Generously proportioned lounge featuring a bay window overlooking the front aspect, creating a bright and comfortable living space. Benefiting from a log burner and two radiators, with the room leading through to the kitchen/diner.

### **Kitchen/Diner**

Impressive open-plan kitchen and dining space designed with entertaining in mind. The kitchen is fitted with stylish grey base and wall units, wooden worktops, complementary wooden fixtures and LED lighting. Integrated appliances include a black sink, fridge/freezer and dishwasher, with space for an American-style cooker. The adjustable central island provides a versatile breakfast bar or useful preparation area. The dining area enjoys bi-folding doors opening onto the rear garden, together with two additional side windows.

### **Kitchen Measurement**

18' 5" x 7' 7" ( 5.61m x 2.31m )

### **Dining Measurement**

18' 5" x 8' 8" ( 5.61m x 2.64m )

### **Utility Room**

7' 4" x 5' 1" ( 2.24m x 1.55m )

Useful utility space providing a practical private washroom area, with plumbing and space for the washing machine, black worktop and window overlooking the front aspect.

### **Bedroom Four - Ground Floor**

18' 10" x 12' 5" ( 5.74m x 3.78m )

Generous ground-floor double bedroom with sliding doors opening directly onto the rear garden. Benefiting from a built-in airing cupboard and convenient access to the downstairs shower room, making this an excellent option for guests, family members or those requiring ground-floor accommodation.

### **Ground Floor Bathroom**

A modern bathroom situated within the converted extension and thoughtfully designed to provide excellent accessibility. Finished with grey tiled flooring and walls, it features a walk-in shower, separate bath, fitted storage cupboards with integrated hand basin and WC.

### **Landing**

Spacious first-floor landing with tall ceilings, loft hatch and skylight, providing access to the three first-floor bedrooms and family bathroom.

### **Bedroom One**

11' 2" x 9' 1" ( 3.40m x 2.77m )

Impressive master double bedroom with fitted wardrobes, access to the front balcony and a private en-suite shower room. A particularly attractive feature is the balcony, which provides an additional outdoor space.

### **En-Suite**

Modern en-suite shower room comprising a standing shower unit, floating hand basin and WC, together with a window overlooking the front aspect.

### **Bedroom Two**

9' 2" x 8' 8" ( 2.79m x 2.64m )

Well-proportioned double bedroom with skylight,





radiator and carpeted flooring, providing a comfortable and versatile bedroom space.

### **Bedroom Three**

16' 4" x 8' 9" ( 4.98m x 2.67m )

Further double bedroom overlooking the rear garden, with radiator and carpeted flooring.

### **Shower Room**

Shower with Wc, wash & wash basin.

### **Front External**

The property is approached via a spacious gravelled drive-in/drive-out driveway, providing excellent off-road parking and easy access to both the front entrance and garage.

### **Rear Garden**

A particularly impressive rear garden offering a fantastic selection of outdoor spaces for relaxing and entertaining. The garden incorporates a courtyard seating area, lawn, pathways and a pergola, together with a wide variety of flowers and established planting. Fruit trees include passion fruit, apple and cherry trees. Electric lighting is installed throughout, allowing the garden to be enjoyed into the evening. The garden also provides access to the garage and separate outbuilding.

### **Garage**

Detached/attached garage with up-and-over door and additional side access leading directly into the rear garden. Currently utilised for storage and housing wood for the property's log burners.

### **Outbuilding**

A fantastic additional space positioned towards the rear of the garden, benefiting from both heating and electricity. Offering excellent flexibility as a home office, summer house, study, hobby room or quiet retreat.

### **Agents Note**

A property that really needs to be viewed to be fully appreciated. Offering an enviable coastal position, generous and versatile accommodation, excellent accessibility and exceptional outdoor space, this is an ideal family home or coastal retreat. The combination of the beautiful rear garden, additional outbuilding, garage and impressive kitchen/diner makes this a particularly rare opportunity. Early viewing is highly recommended to avoid missing out

### **Solicitor Services**

Need help with the legal side of your move? Our experienced in-house solicitors are on hand to assist with both the sale and purchase of your property, helping to make the process as straightforward as possible. Ask our team about our No Sale, No Fee service and find out how we can support you throughout your move.

### **Mortgage & Financial Services**

Looking to understand your mortgage options or the cost of moving? Speak to our experienced mortgage adviser, with 15 years' industry experience, who can provide guidance tailored to your individual circumstances. Whether you're a first-time buyer, home mover, investor or looking to sell, our adviser can assist with mortgage services and a comprehensive Cost to Move analysis, helping you understand the financial implications of your move from the outset.



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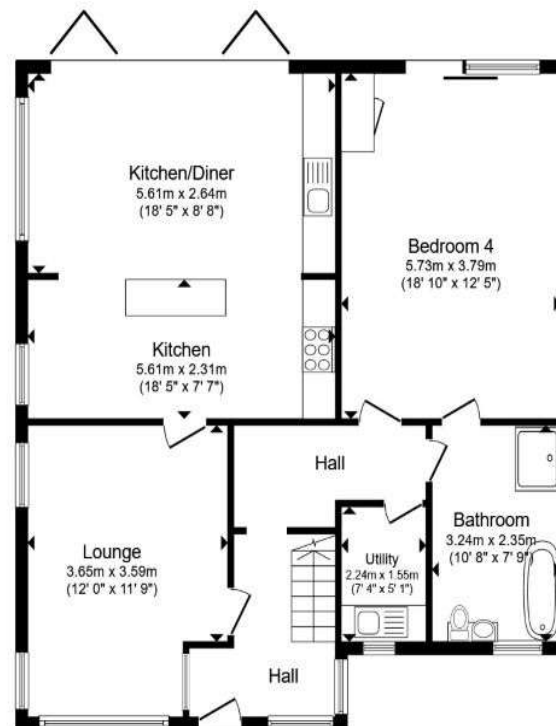
## The Beach Hut St. Peters Lane, Trustrhorpe Mablethorpe

- Four Bedroom - Detached Coastal Home
- Situated moments from the Beach
- Spacious open-plan Kitchen/Diner with bi-fold doors
- Ground-floor bedroom & Shower Room
- Master Bedroom with balcony & En-Suite

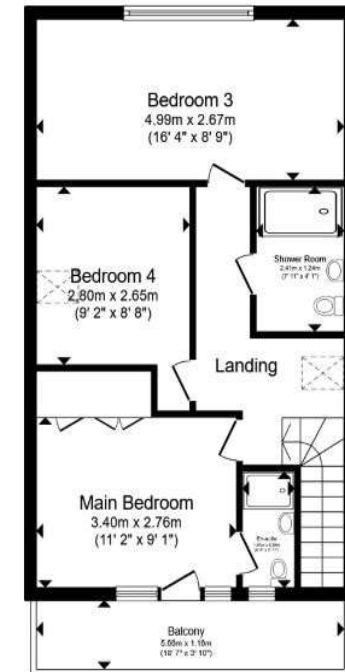
Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£475,000**



Ground Floor



First Floor

Total floor area 151.4 m<sup>2</sup> (1,629 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

  
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