



CHOICE PROPERTIES

Estate Agents

White Farm Grift Bank,
Mablethorpe, LN12 2PB

Price £525,000



Choice properties are delighted to bring to the market this most expansive and unique four bedroom detached bungalow, privately positioned and overlooking open views to all aspects. The beach, town and local amenities are located just a short walk away. This stunning property has the added benefit of several reception rooms, modern kitchen/diner and stands in extensive grounds of approximately 1.5 acres which includes a 0.6 acre paddock included. Viewing of this exceptional property is highly recommended. This is not one to be missed.

Offering spacious and generously proportioned rooms throughout, the characterful and immaculately presented accommodation comprises:-

Entrance

7'1" x 8'1"

Tiled flooring, double doors leading to:-

Hall

15'1" x 10'10"

Grand entrance hall, tiled flooring, timber beams to the ceiling, thermostat controls.

Kitchen

30'8" x 12'3"

Fitted with a range of modern wall and base units with granite worksurfaces over, one bowl stainless steel sink unit with drainer and mixer taps, range cooker with stainless steel extractor hood over, integral fridge/freezer, large featured island to the centre with a range of integral cupboards, drawers and integral washing machine, door to side porch, large dining area, tiled flooring, bi-fold doors leading onto private garden, double opening doors leading into:-

Reception Room

14'7" x 41'9"

Grand and spacious reception room, gas fire set into bricked feature surround, timber beams to the ceiling, door to side aspect leading into the private garden, TV Aerial point.

Dining Room

11'9" x 10'8"

Wall mounted alarm system, TV Aerial point, double timber doors opening into:-

Sitting Room

11'9" x 20'10"

Featured bay window to side aspect, electric wall mounted feature fire, TV Aerial point.

Bedroom 1

11'3" x 11'6"

Spacious double bedroom, telephone point.

Bedroom 2

11'5" x 11'1"

Spacious double bedroom, built in fitted wardrobes.

Bedroom 3

11'3" x 9'10"

Double bedroom.

Bedroom 4

11'5" x 8'7"

Bathroom 1

11'3" x 7'6"

Fitted with a four piece suite comprising panelled bath, large double walk in shower with mains waterfall shower over, wash hand basin with mixer taps set into vanity unit, close coupled wc, tiled flooring, part tiled walls, chrome towel rail.

Bathroom 2

7'3" x 6'2"

Fitted with a three piece suite comprising panelled bath with mixer taps and electric shower over with glass screen, pedestal wash hand basin with mixer taps, close coupled wc, part tiled walls.

Cloakroom

8'2" x 7'10"

Spacious wc fitted with a two piece suite comprising wash hand basin with mixer taps set into vanity unit, close coupled wc, built in storage cupboard housing boiler, hot water cylinder and programming controls.

Driveway

Spacious paved driveway providing parking for ample vehicles, with further parking access with the bridge over the grift providing a further entrance/exit to the property.

Double Garage

Double garage, power and lighting.

Garden

The property stands within extensive grounds of approximately 1.5 acres privately enclosed by walled gardens and features several outbuildings as well as large paddock roughly measuring 0.6 of an acre. The expansive wrap around grounds are adorned with a beautiful variety of colourful plants, trees and shrubbery. The rear of the property is a bridge overlooking the grift and peaceful field views. There is also an impressive and large featured pond - (currently not in use) located to the centre.

Paddock

The large paddock is approximately 0.6 of an acre and lends itself to numerous uses. This would also be the ideal investment opportunity to open a potential camping/caravan site.

Tenure

Freehold.

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 472016.

Opening Hours

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Council Tax Band

Local Authority - East Lindsey District Council,

Tedder Hall,

Manby Park,

Louth.

LN11 8UP

Tel. No. 01507 601 111

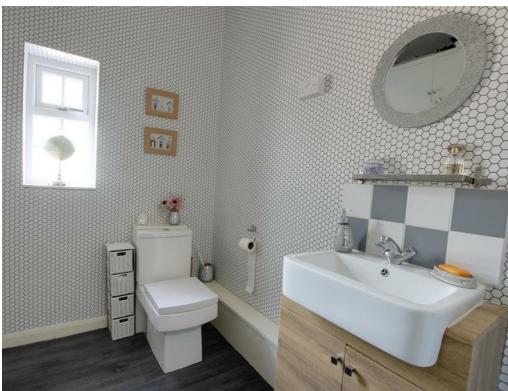
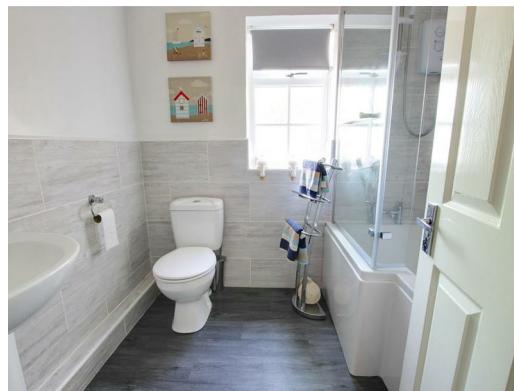
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - D

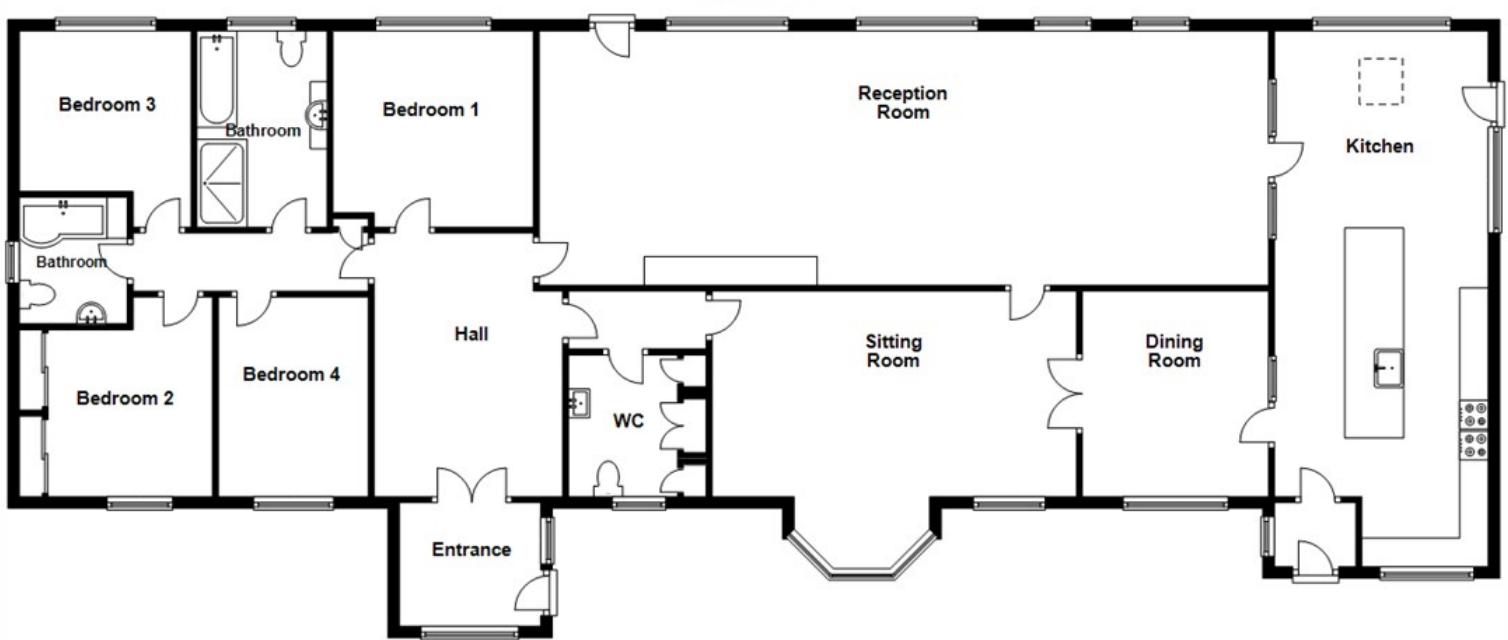
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Ground Floor



Directions

From our Mablethorpe office head South along Victoria Road then at the end of the road follow around the bend onto Seaholme Road. Continue around the next bend and Grift Bank Lane can be found on your right hand side just before you reach the Trustville holiday park. White Farm can be found at the very end of the road on your right hand side.

