CHOICE PROPERTIES

Estate Agents

# 24 Church Road, Mablethorpe, LN12 2EW

## Price £475,000

Choice Properties are proud to present for sale this exceptional detached house which offers a unique blend of space and modern living. With four generously sized bedrooms, this property is perfect for families or those seeking extra room for guests. The heart of the home features a stunning open plan living design, seamlessly connecting the main living area with two additional reception rooms, providing ample space for relaxation and entertainment.

The property has been thoughtfully extended to include a utility and laundry room, enhancing convenience for everyday living. Each of the two bathrooms is well-appointed, ensuring comfort for all residents and visitors alike.

Outside, the beautifully presented gardens create a serene outdoor retreat, perfect for enjoying the fresh air. For those who appreciate leisure and fitness, the garden also boasts a home gym and a delightful bar area, ideal for hosting gatherings or unwinding after a long day.

This one-off property is a rare find, offering both style and functionality in a desirable location. With its spacious layout and attractive features, it presents an excellent opportunity for anyone looking to make a house a home in Mablethorpe, and so early viewing is most certainly advised.



The Property Ombudsman
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Featuring a mains gas central heating system, underfloor heating downstairs and uPVC double glazing throughout, the abundantly light and bright accommodation comprises:-

**Entrance Porch**
10'03" x 2'07"
Front composite door leading into the entrance porch with triple aspect aspect obscure windows, tiled flooring and a further composite door leading through to:

**Hallway**
7'06" x 12'03"
With inset spot lighting, stairs to the first floor, a built in storage cupboard and doors to:

**Reception Room**
14'04" x 17'09"
Benefiting from a bay window to front aspect as well as double opening 'French' doors to side aspect, opening into the garden. The reception room is also fitted with a log burning stove, set in a feature bricked surround, inset spot lighting, wooden flooring and a TV aerial.

**Sitting Room/Study**
12'04" x 15'03"
Light and airy room benefiting from a bay window to front aspect and fitted with wooden flooring and inset spot lighting.

**Open Plan Kitchen/Dining/Living Room**
35'01" x 17'03"
With tiled flooring and inset spot lighting. The open plan living is made up of various sections:

Kitchen Area:-
Fitted with a range of wall and base units with worktop over, double bowl ceramic butler sink with mixer tap, space for a freestanding 'Range' style cooker with double width stainless steel extractor hood over, space for a freestanding 'American' style fridge/freezer; with plumbing available behind for a water dispenser, cupboard housing a freestanding dishwasher, integrated double oven, integrated microwave/oven and an island with further storage cupboards as well as a secondary undermount ceramic sink with mixer tap.

Dining Area:-
Providing ample space for a dining table and the original fireplace surround, utilised as a wine rack.

Living Area:-
Benefiting from a ceiling lantern and fitted with an air conditioning unit, log burner stove set in a feature surround, TV aerial and two sets of bi-folding doors; opening out to the bar area of the garden.

**Utility Room**
8'04" x 7'10"
Fitted with a range of wall and base units with worktop over, two bowl stainless steel sink with mixer tap, space and plumbing for a washing machine, space for a freestanding tumble dryer and the utility room also houses the wall mounted 'Worcester' boiler.

**Laundry Room**
8'04" x 7'07"
Fitted with base units and worktop over, space and plumbing for a washing machine, inset spot lighting and a cupboard housing the wall mounted consumer unit as well as all of the solar panel controls.

**Inner Lobby**
2'07" x 4'09"
With hooks for storage of coats and a door to:

**Shower Room**
5'07" x 4'09"
Fitted with a three piece suite comprising a corner shower cubicle with electric 'Mira Sport' shower over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, an extractor fan and a heated towel rail.

**Landing**
16'03" x 4'06"
With a built in airing cupboard housing the hot water cylinder, loft access and doors to:

**Bedroom 1**
12'07" x 12'05"
Spacious double bedroom.

## Bedroom 2
12'01" x 15'00"
Spacious double bedroom with dual aspect windows.

## Bedroom 3
9'10" x 6'05"
Double bedroom fitted with a double built in wardrobe.

## Bedroom 4
6'11" x 11'05"
Fitted with a built in double wardrobe.

## Bathroom
6'01" x 11'01"
Fitted with a four piece suite comprising a jacuzzi style panelled bath tub with mixer tap, corner shower cubicle with mains fed shower over, hand wash basin with mixer tap and WC with dual flush button, tiled walls and an extractor fan.

## Driveway
Gravelled driveway providing ample off road parking for multiple vehicles as well as a caravan or motorhome. The driveway benefits from a car port for under-cover parking.

## Garage/Outside Store
With an electric roller door.

## Gardens
With the whole plot being privately enclosed with hedging and timber fencing to the boundaries, well tended gardens, surround the property, being laid mostly to lawn. The gardens have been divided into multiple sections, including an area to the rear of the property which has been block paved for ease of maintenance with various useful outside stores, a bar and entertaining area, again paved with a home bar and ample space for seating, a timber summerhouse/home gym; with power and lighting and housing a sauna, and then further areas laid to lawn with an array for well established plants and shrubs. This garden without a question caters for everyone's needs!

## Tenure
Freehold.

## Viewing arrangements
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.

## 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.

## Council tax band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
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.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Floor 0

Floor 1

**Approximate total area**(1)

2047 ft²

**Reduced headroom**

8 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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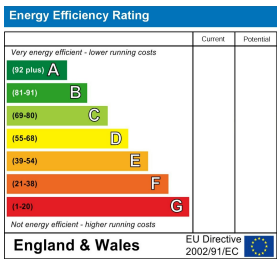
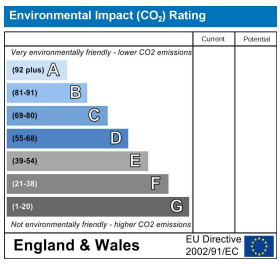
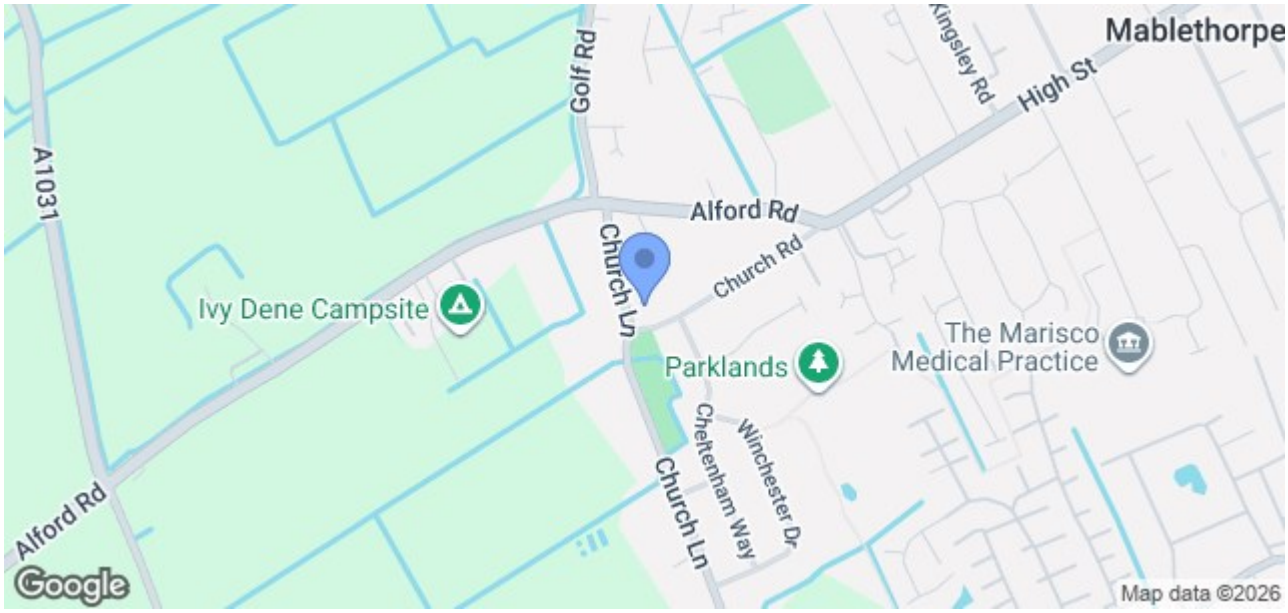
# Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street, carry on past the CO-OP supermarket, past the Police Station and turn left opposite the Primary School onto Church Road. At the end of Church Road, number 24 Church Lane is located on your rigft hand side.