CHOICE PROPERTIES

Estate Agents

4 Freemans Orchard, Mablethorpe, LN12 1BT

Price £155,000



Choice Properties are delighted to bring to the market this two bedroom semi-detached house, situated with close to both the local amenities and the golden sandy beaches of Mablethorpe. Offering a privately enclosed garden the rear and off road parking, early viewing is advised. No onward chain.

The abundantly light and bright accommodation comprises:

Hallway
10'10" x 6'07"
Radiator, doors leading to:

Kitchen
10'09" x 6'09"
Fitted with wall and base units, inset sink with mixer tap and drainer, partly tiled walls, wall mounted "Worcester" combination boiler, radiator, double glazed window to the front aspect.

Downstairs WC
4'07" x 2'07"
Low level wc, wash hand basin with tiled splash back, radiator.

Reception Room
15'04" x 14'01"
Light and airy reception room, storage cupboard, radiator, double glazed window to the rear aspect, single uPVC door to the rear garden.

Landing
13'00" x 5'07"
With a built in storage cupboard and doors to:-

Bedroom 1
11'00" x 14'02"
Double bedroom, radiator, double glazed window.

Bedroom 2
15'05" x 7'08"
Radiator, double glazed window.

Bathroom
6'02" x 6'00"
Fitted with a low level wc, wash hand basin with tiled splash back, panelled bath, electric shower head, partly tiled walls, frosted double glaze window, radiator.

Garden and Parking
The property is fronted by a managable garden laid to lawn. To the rear of the property you will find a privately enclosed garden laid mostly to lawn with timber fencing to the boundaries. The rear garden also benefits from a useful timber shed as well as planter borders to the rear boundaries, displaying an array of well established plants and shrubs.

To the side elevation, the property benefits from two private parking spaces.

Tenure
Freehold

Viewing Arrangements
Please contact our Mablethorpe office on to book a viewing.

Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

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.

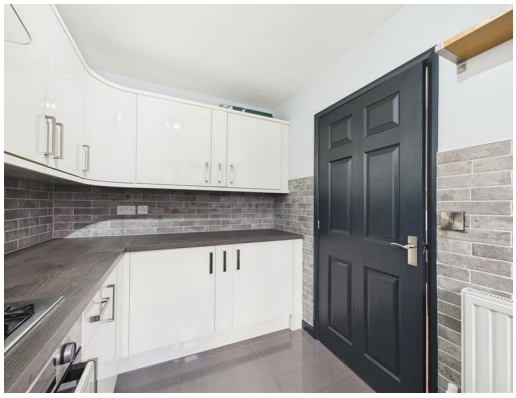
Council Tax Band

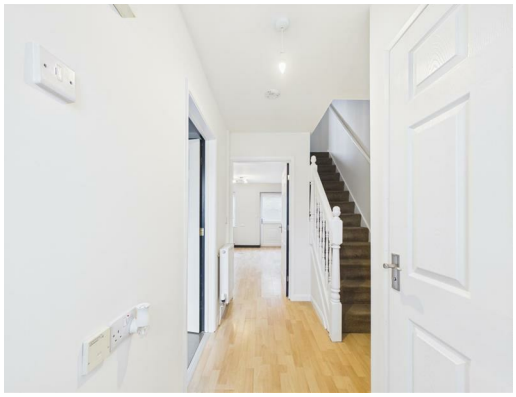
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No
Website: www.e-lindsey.gov.uk

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

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.





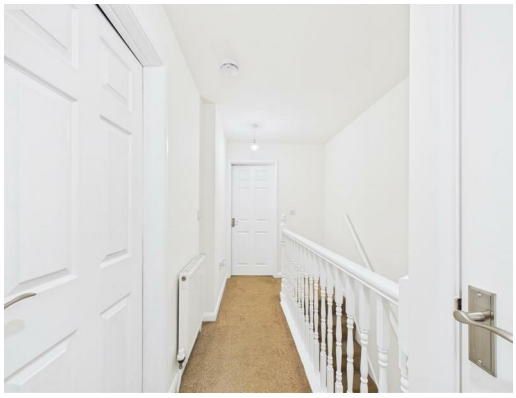











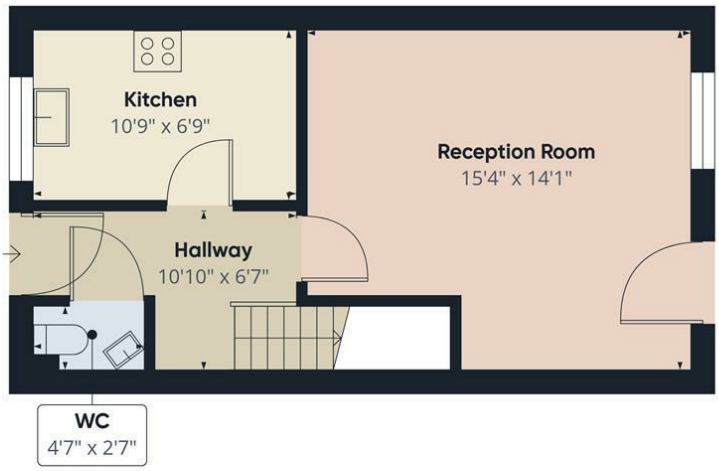




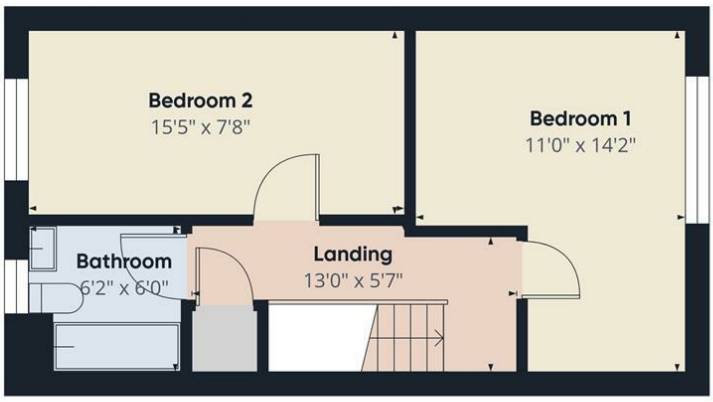








Floor 0



Floor 1



Approximate total area(1)

708 ft²

(1) Excluding balconies and terraces

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, take your fourth right into Alexandra Road. Freemans Orchard is the 1st turning on the left hand side, number 4 can be found on your right hand side as you enter the close.

