CHOICE PROPERTIES
Estate Agents

Nirvana, 2a Admiralty Road, Mablethorpe, LN12 2AA

Price £285,000

Choice Properties are pleased to offer for sale beautifully presented and generously proportioned three bedroom semi-detached house, situated a short walk from both the award winning beaches and local amenities on offer in Mablethorpe. Boasting ample off road parking, garden, privately enclosed gardens and an abundance of living accommodation, early viewing is advised to appreciate this fantastic home on offer.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel: (01507) 472016 Email: mablethorpe@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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Offering generously proportioned rooms throughout, the stylish and expansive accommodation benefits from a mains gas central heating system; which is approximately three years old and comprises:-

Entrance Porch
2'05" x 6'11"
Double opening front 'French' uPVC doors leading into the entrance porch with tiled flooring and a door to:

Hallway
15'02" x 7'00"
With laminate flooring, a telephone point, stairs to the first floor, an understairs storage cupboard (measuring 5'10" x 2'10") and doors to:

Reception Room
14'01" x 14'01"
Light and airy reception room benefiting from a bay window to front aspect with LVT flooring, TV aerial and electric feature fireplace. Double opening doors to the:

Open plan Kitchen/Lounge
19'10" x 13'08" extending to 14'03" x 9'01"
Beautifully designed open plan living comprising:-

Kitchen Area:
Fitted with a range of modern wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, four ring 'Lamona' induction hob with extractor hood over, integrated oven, integrated microwave, breakfast bar area, inset spot lighting, loft access, laminate flooring, integrated fridge and freezer.

Lounge Area:
Fitted with laminate flooring, inset spot lighting, a freestanding electric feature fireplace and bi-folding doors to the rear garden.

Shower Room
6'08" x 5'09"
Fitted with a stylish three piece suite comprising a corner shower cubicle with mains fed shower head over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, mermaid boarded walls, anit-mist mirror, extractor fan, inset spot lighting and a heated towel rail.

Landing
11'07" x 6'11"
With access to the loft; which is fully boarded with a pull down ladder and lighting, and doors to:

Bedroom 1
18'00" x 13'11"
Remarkably spacious double bedroom benefiting from a box window to front aspect.

Bedroom 2
16'02" x 14'00"
Spacious double bedroom with an array of fitted wardrobes and fitted dresser unit.

Bedroom 3
9'08" x 6'10"
Single bedroom or ideal home study.

Bathroom
10'08" x 9'01"
Fitted with a four piece suite comprising a panelled jacuzzi bath tub with mixer tap, corner shower cubicle with mains fed shower head over, pedestal hand wash basin with mixer tap and WC with dual flush button, tiled walls and a heated towel rail.

Driveway
Enclosed gated rive providing space for multiple vehicles. The block paved driveway also features outside power points.

Garage
With up and over garage door. Power and lighting.

Garden
To the rear of the property you will find an attractive and privately enclosed garden which has been mostly laid to artificial lawn providing low maintenance. Also perfect patio area ideal for seating and guests. The rear garden boasts power and lighting.

Tenure
Freehold.

Viewing arrangements
By appointment through Choice Properties on 01507 472016.

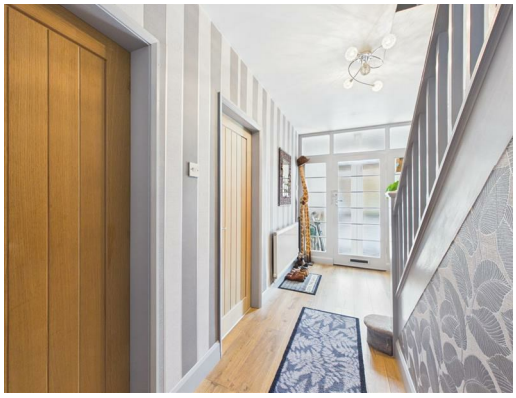
Opening hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

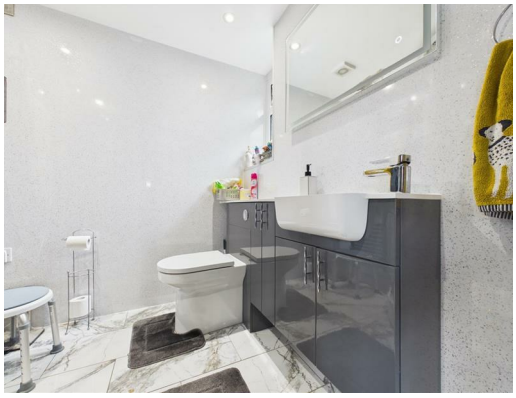
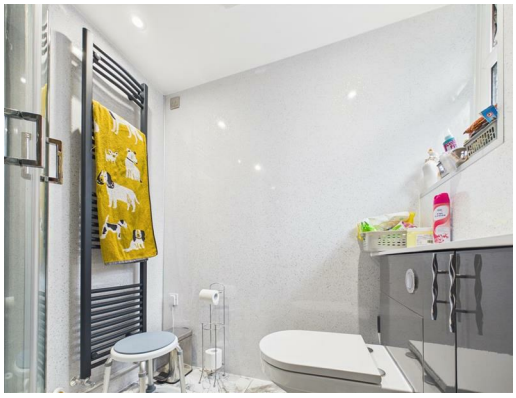
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you 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.

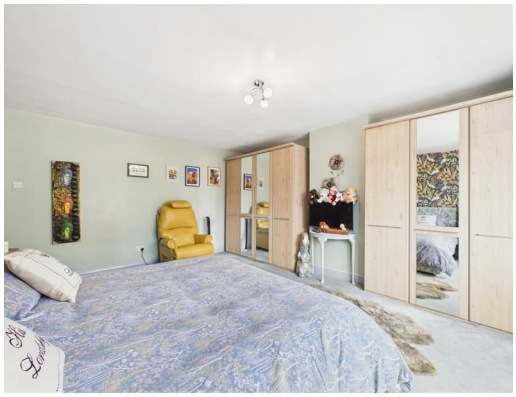
Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

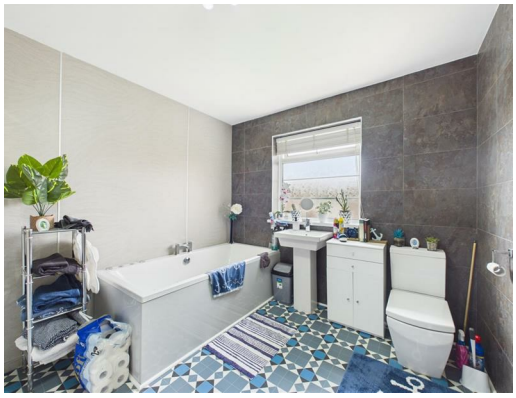
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

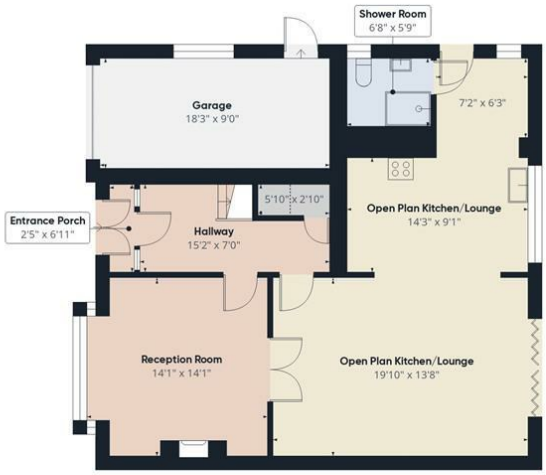
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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)

1678 ft^2

Reduced headroom

7 ft^2

(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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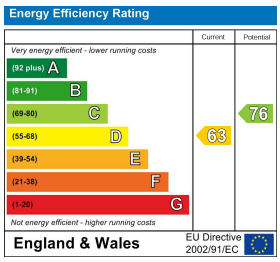
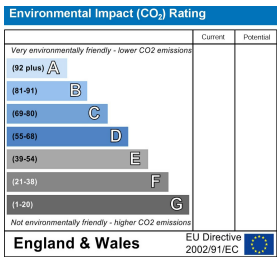
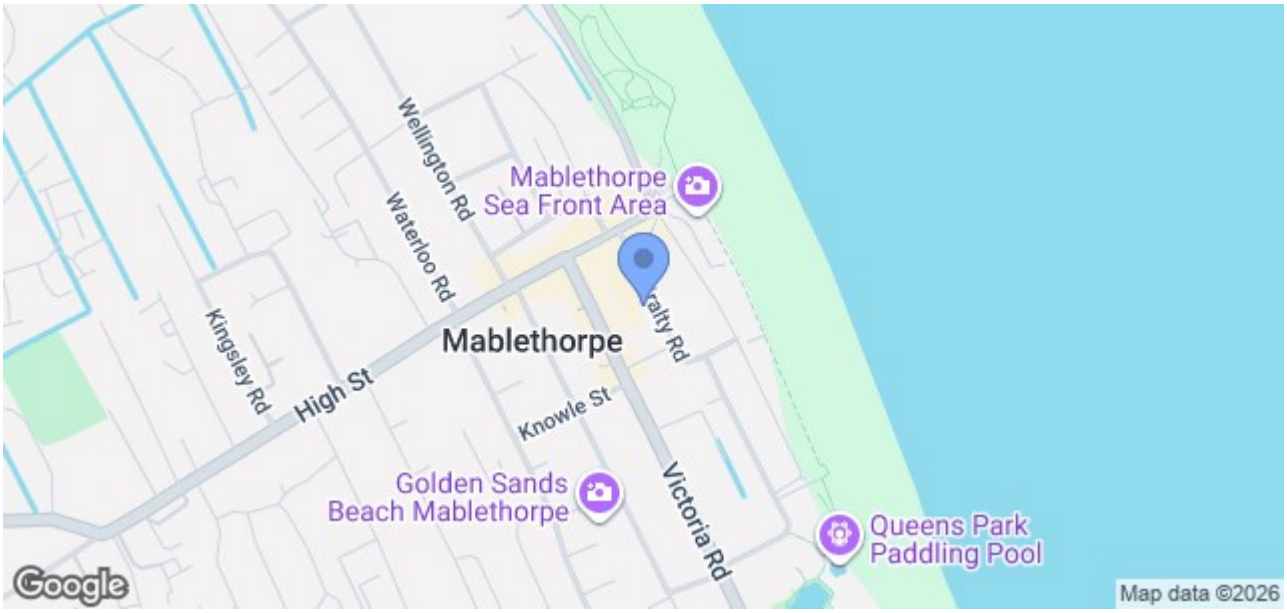
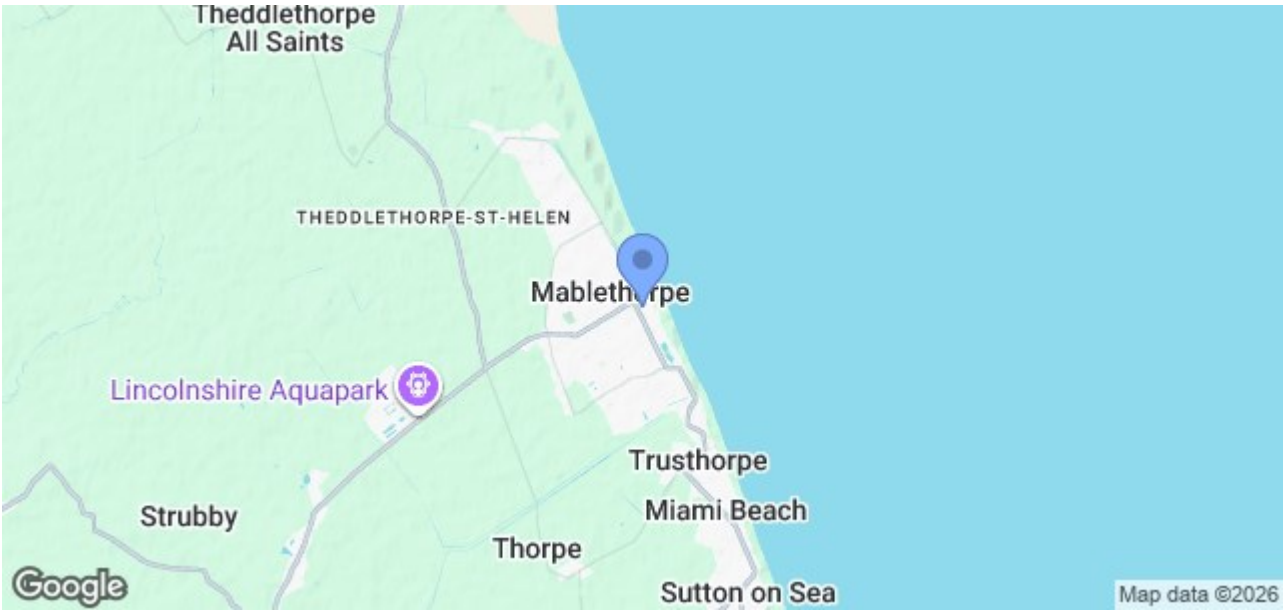
Directions

From our Mablethorpe office head North to the traffic lights then turn right onto the High Street before taking your next right into Admiralty Road. Number 2a can be found a short way along on your right hand side.