



# CHOICE PROPERTIES

*Estate Agents*

Four Acres Rossa Lane,  
Mablethorpe, LN12 2QH

Price £125,000



Nestled in the tranquil area of Rossa Lane, Trusthorpe, Mablethorpe, this remarkable parcel of land offers approximately 3.5 acres (STS), providing an excellent opportunity for those seeking a rural lifestyle. The property features a sturdy brick-built stable block, making it an ideal setting for horse enthusiasts or anyone looking to keep other animals.

With mains water already connected, the land is ready for immediate use, allowing you to create your dream equestrian facility or a peaceful retreat for your animals. The expansive grounds offer ample space for grazing, riding, or simply enjoying the beauty of the surrounding countryside.

Do not miss the chance to own this exceptional piece of land in a picturesque location, contact to view today.

### **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.

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.





# Directions

From our Sutton On Sea office head towards the beach and follow the road around to the left onto Trusthorpe Road, continue along this road towards Mablethorpe. As you enter the village of Trusthorpe turn left on to Main Street. Follow this Road all the way along. At the end of the road bear left on to Rossa Lane where Four Acres can be found a short drive along on the left hand side.

