CHOICE PROPERTIES
Estate Agents

58 Wellington Road, Mablethorpe, LN12 1HR

Price £225,000

Choice Properties offer for sale this most generously proportioned and characterful three bedroom (one with en-suite WC) detached house, conveniently located only a short walk from both the local amenities and golden sandy beaches of Mablethorpe. Boasting an impressively sized interior layout, off road parking and privately enclosed gardens, early viewing is most certainly advised with the property further being offered with no onward chain.

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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Benefitting from gas central heating and uPVC double glazing, this spacious accommodation comprises:

Entrance Hall
3'02" x 2'11"
Front uPVC door leading into the entrance hall with stairs to the first floor and doors to the shower room and dining room.

Kitchen
8'05" x 8'08"
Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker with stainless steel extractor hood over, space and plumbing for a dishwasher, tiled walls, double aspect windows and a rear uPVC stable door to the sun room. The kitchen is laid out in an open plan design with the:

Dining Room
15'01" x 8'02"
Providing ample space for a dining table with a built in double storage cupboard.

Reception Room
15'01" x 11'10"
Light and airy reception room benefiting from double aspect windows and featuring space for a freestanding electric feature fireplace set in a marble effect surround with wooden mantle, wall lighting and TV aerial.

Sun Room
8'09" x 31'00"
Expansive sun room with a polycarbonate roof, side uPVC door, space and plumbing for a washing machine, doors to the WC and store and double opening 'French' doors to the garden.

WC
4'10" x 2'07"
Fitted with a WC with cistern lever and tiled flooring.

Store
4'05" x 3'09"
With shelving for storage.

Shower Room
6'01" x 5'01"
Fitted with a three piece suite comprising a corner shower cubicle with mains fed shower head over, pedestal hand wash basin with mixer tap and WC with dual flush button, mermaid boarded walls and a wall heater.

Landing
4'00" x 2'11"
With doors to:

Bedroom 3
9'10" x 5'03"
With a telephone point and a door to the en-suite WC.

En-Suite WC
4'11" x 6'08"
Fitted with a WC with dual flush button, pedestal hand wash basin with single hot and cold taps and a fitted double airing cupboard.

Inner Hallway
4'01" x 8'11"
Doors to:

Bedroom 1
15'01" x 11'11"
Spacious double bedroom.

Bedroom 2
10'06" x 8'04"
Double bedroom.

Driveway
Providing off road parking.

Car Port
With roller shutter door to the front aspect.

Gardens
Surrounding the property you will find privately enclosed gardens with well established hedging and timber fencing to the boundaries. The gardens are mostly laid to lawn with a large area paved and laid with shingle for ease of maintenance. Throughout the garden you will spot an array of well presented plants and shrubs as well as a useful timber shed.

Tenure
Freehold.

Viewing Arrangements
By appointment through Choice Properties on 01507 472016.

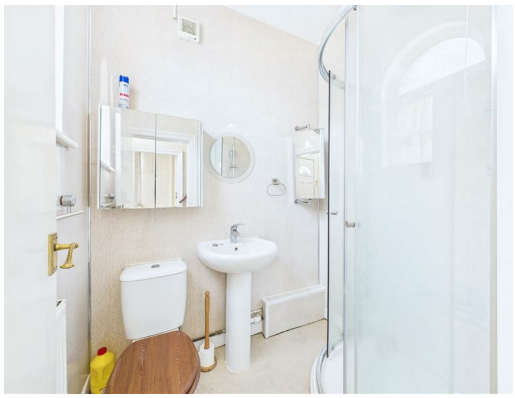
Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

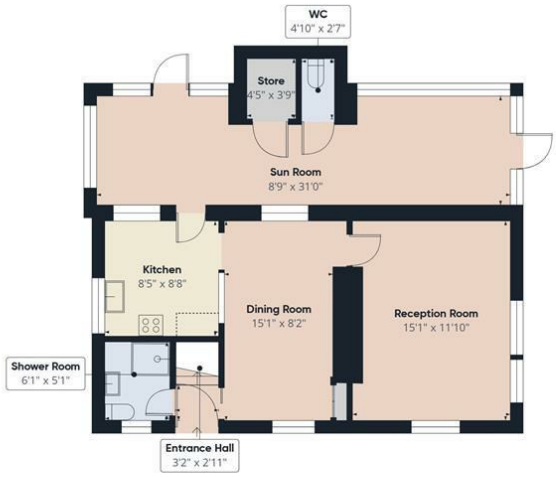
Making an Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together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

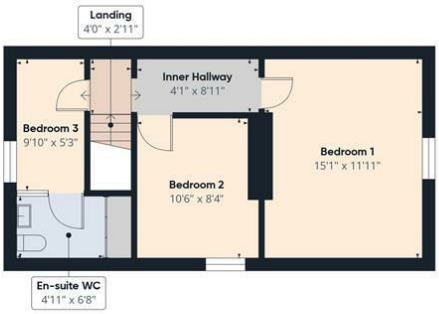
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

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)

1118 ft^2

Reduced headroom

5 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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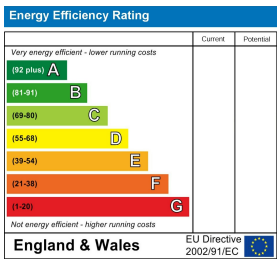
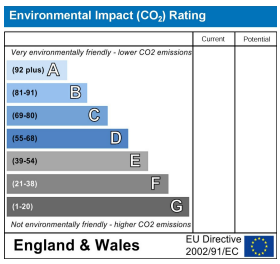
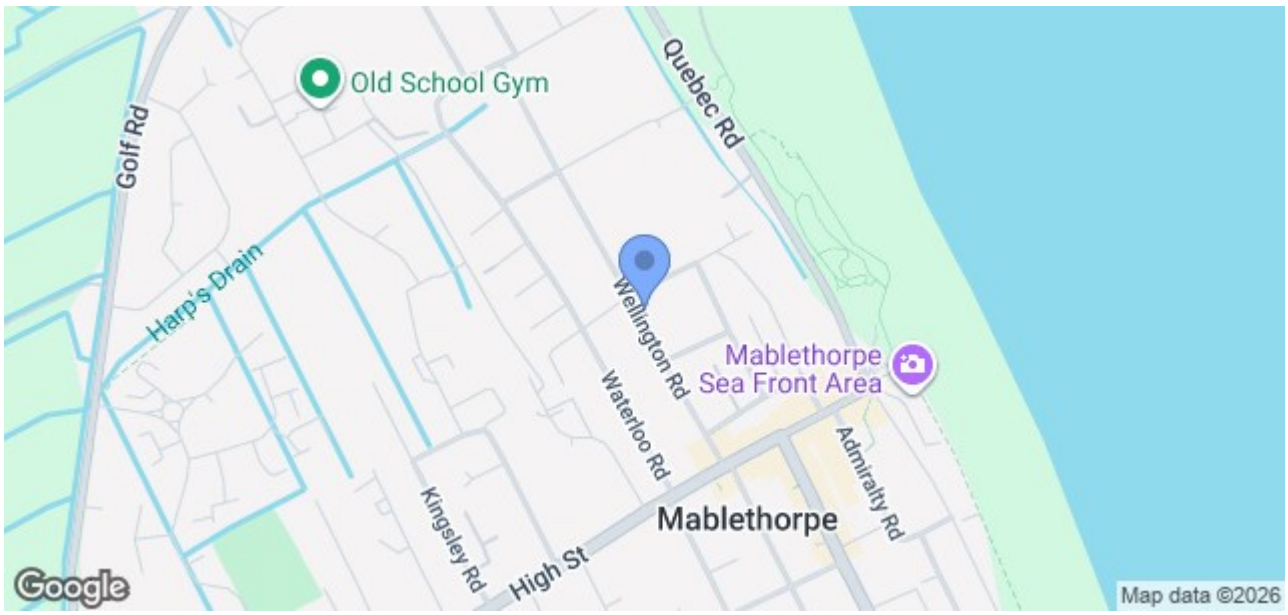
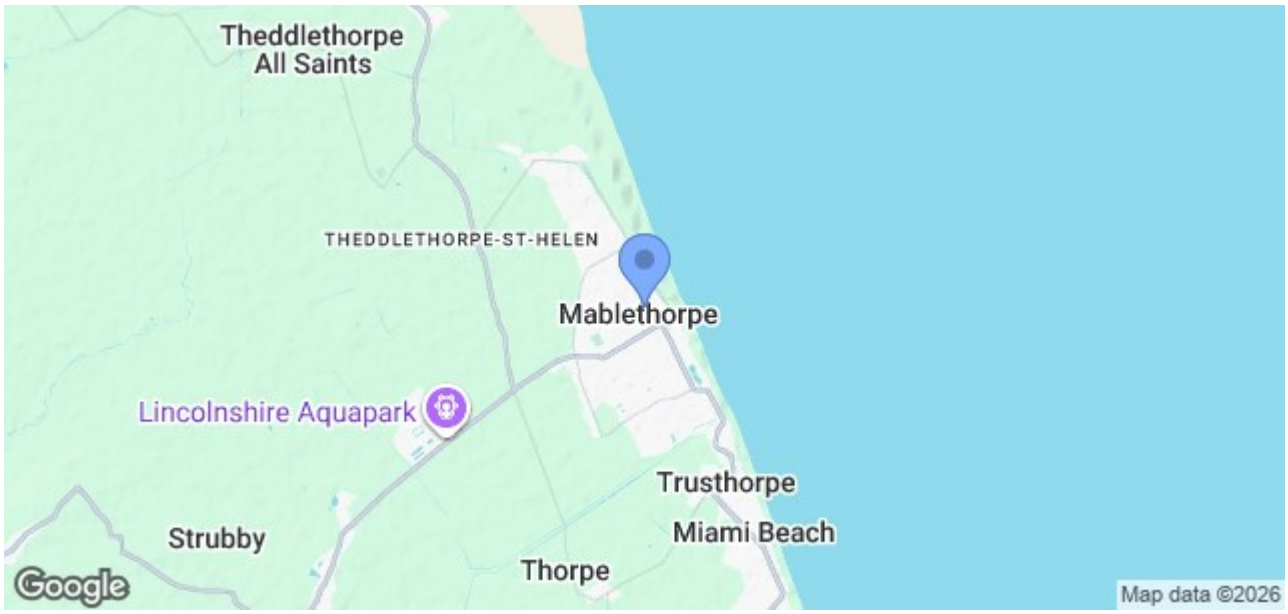
Directions

From our Mablethorpe office head North along Victoria Road and turn left at the traffic lights. Then take your first right turning onto Wellington Road. Number 58 can be found about half way along just before the turning for Queensway.