CHOICE PROPERTIES

Estate Agents

96 Waterloo Road, Mablethorpe, LN12 1LE

Price £175,000

Choice Properties are pleased to offer for sale this spacious three bedroom end terrace house, located within walking distance to both the local amenities and beaches on offer in Mablethorpe. Offering a sizeable internal accommodation, outside stores and an expansive garden to the rear, early viewing is most certainly advised; especially with the property being further 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
naea | propertymark PROTECTED

Benefiting from a mains gas central heating system and uPVC double glazing throughout, the generously proportioned accommodation comprises:-

Entrance Hall
10'11" x 6'10"
Front uPVC door leading into the entrance hall with stairs to the first floor and doors to:

Reception Room
10'11" x 13'05"
Light and airy reception room benefiting from an angled bay window to front aspect and fitted with an electric feature fireplace, telephone point and a TV aerial.

Kitchen
11'11" x 8'10"
Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and single hot and cold taps, space for a freestanding cooker, space for a freestanding fridge/freezer, space and plumbing for a washing machine, partly tiled walls and the kitchen further houses the wall mounted consumer unit.

Dining Room
10'08" x 9'11"
Providing ample space for a dining table.

Covered Passageway
12'10" x 6'05"
With ample storage space, power and lighting, a uPVC door to front aspect and access to the rear garden.

WC
5'01" x 3'02"
Fitted with a WC with cistern lever.

Coal Store
4'07" x 6'06"
Now used as a store room with lighting.

Landing
9'00" x 8'04"
With loft access, a built in storage cupboard with shelving and doors to:

Bedroom 1
10'09" x 10'05"
Spacious double bedroom with a TV aerial.

Bedroom 2
10'10" x 11'08"
Spacious double bedroom.

Bedroom 3
7'05" x 8'10"
With a built in storage cupboard housing the wall mounted ‘Viessmann’ combination boiler; supplying both the central heating and hot water systems.

Shower Room
6'00" x 8'04"
Fitted with a three piece suite comprising a large shower enclosure with electric shower over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, extractor fan.

Garden
To the rear of the property you will find a sizeable and privately enclosed garden mostly laid to lawn with fencing to the boundaries. The rear garden further benefits from an array of well established trees and shrubs and provides ample room for a shed/summerhouse or patio area.

Tenure
Freehold.

Viewing arrangements
By appointment through Choice Properties on 01507 472016.

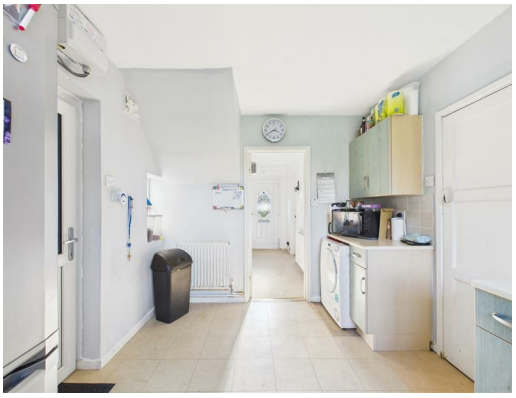
Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

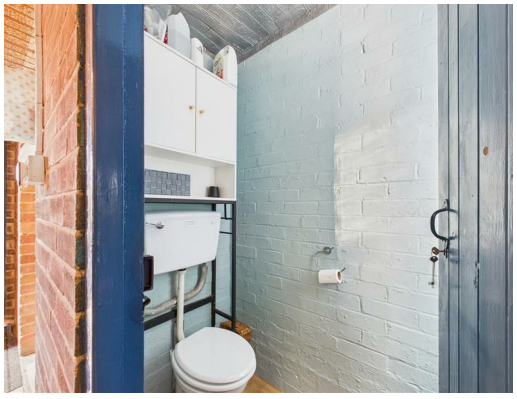
Making an Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you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

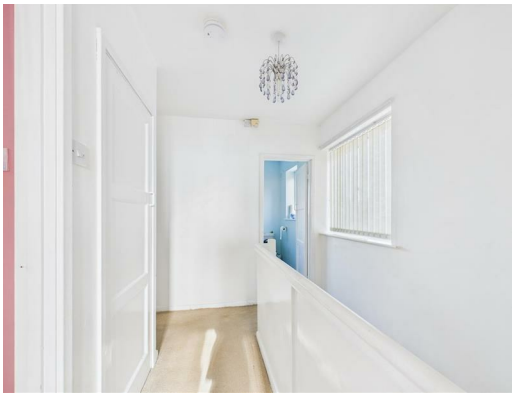
Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

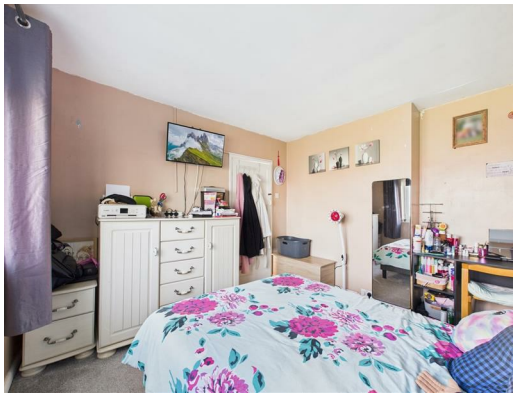
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

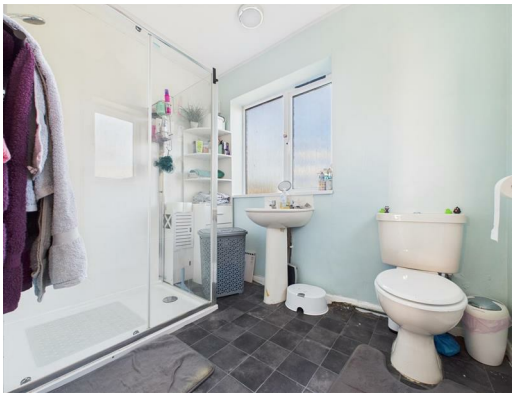
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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

975 ft²

Reduced headroom

13 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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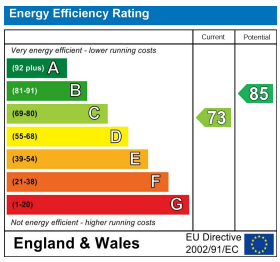
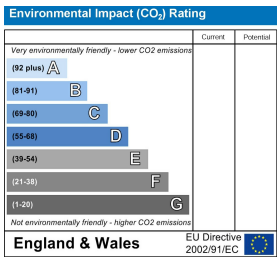
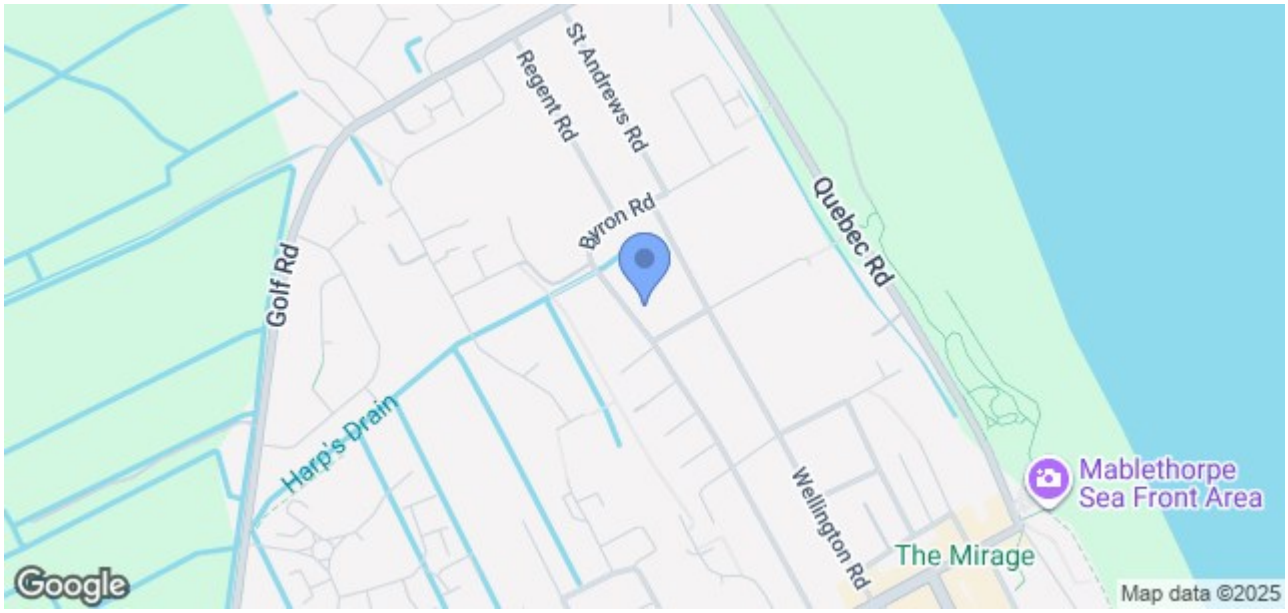
Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street, take your second right onto Waterloo Road. Number 96 is located towards the bottom of the road on your right hand side.