



CHOICE PROPERTIES

Estate Agents

18 Church Road,
Mablethorpe, LN12 2EW

Price £325,000



With further internal photographs to follow Choice Properties are excited to offer for sale this deceptive three bedroom detached house, standing proud on a remarkably generous plot. Offering double fronted driveways and well established gardens to the rear, the property is situated on a quiet residential road, only a short walk from both the award winning beaches and local amenities on offer in Mablethorpe. Early viewing is advised to appreciate this impressive home on offer.

Benefiting from a mains gas central heating system, the generously proportioned accommodation comprises:-

Entrance Porch

6'09" x 2'07"

Front uPVC door leading into the entrance porch, featuring triple aspect windows, a polycarbonate roof and a uPVC door through to the:

Hallway

6'01" x 15'11"

With laminate flooring, stairs to the first floor, an under stair storage cupboard and doors to:

Kitchen

11'04" x 8'09"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space and plumbing for a washing machine, space for a dishwasher, laminate flooring, a built in sizeable pantry; with shelving for storage and a door to the:

Kitchenette

8'05" x 6'05"

Featuring a base unit with worktop over, space for a freestanding cooker with tiled splashback, space for a freestanding fridge/freezer, dual aspect windows, a rear uPVC door to the garden and a door to the integral garage.

Garage

8'11" x 16'08"

Integral garage with an electric roller door, side frosted uPVC window, power, lighting and the garage also houses the wall mounted combination boiler; supplying both the central heating and hot water systems.

Reception Room

13'11" x 21'10"

Sizeable light and airy reception room, benefiting from dual aspect windows and sliding patio doors to the Sun Room and fitted with an open fireplace set in a feature surround, wall lighting and a TV aerial.

Sun Room

12'01" x 14'03"

With a new solid apex roof, triple aspect windows, wall lighting and double opening 'French' doors to the garden.

Bedroom 1

11'05" x 12'06"

Spacious double bedroom with a TV aerial.

Shower Room

6'01" x 5'05"

Fitted with a three piece suite comprising a walk in shower enclosure 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 and a heated towel rail.

Landing

6'00" x 4'03"

With access to the eaves for storage, a remarkably large built in storage cupboard and doors to:

Bedroom 2

11'04" x 11'10"

Spacious double bedroom with laminate flooring, a built in double storage cupboard and access to the eaves for storage.

Bedroom 3

11'10" x 11'11"

Spacious double bedroom with laminate flooring and a built in double wardrobe.

Driveways

The property benefits from a double fronted driveway, providing ample off road parking, but further providing vehicular access to the rear garden via the double opening timber gates.

Garden

The property is fronted by a low levelled bricked wall enclosing a garden laid to lawn featuring an array of well established shrubs.

To the rear of the property you will find a sizeable and privately enclosed garden laid mostly to lawn with timber fencing and an array of well established trees and hedging to the boundaries. The rear garden offers endless potential and current benefits from a concrete sectional shed, large timber shed, vegetable patch and a range of bird aviaries.

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

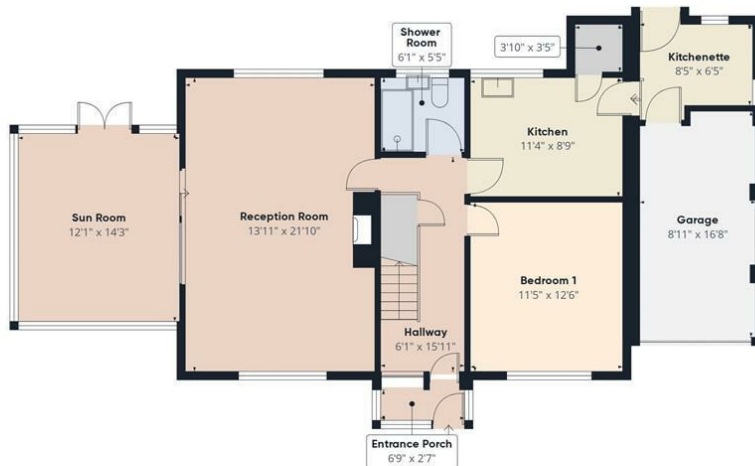
Tel. No. 01507 601 111

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⁾
1492 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.

GIRAFFE360

Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street, carry on past the CO-OP supermarket, past the Police Station and turn left opposite the Primary School onto Church Road. Towards the end of Church Road, number 18 Church Lane is located on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	64		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

