



# CHOICE PROPERTIES

*Estate Agents*

1 Fitzwilliam Street,  
Mablethorpe, LN12 1AB

Reduced To £165,000



\*Being sold as an ideal investment opportunity with a sitting tenant\* Choice Properties are delighted to offer for sale this most spacious four bedroom (four en-suite) house, with added loft room with en suite, located just moments away from the local amenities and golden sandy beaches of Mablethorpe. This impressive property offers generously proportioned rooms throughout and ample living space. Early viewing is advised.

This abundantly light and bright internal accommodation comprises:

### **Porch**

5'3" x 2'10"

uPVC front entrance door.

### **Entrance Hall**

27'8" x 6'7"

Stairs to the first floor landing. Under stairs cupboard.

### **Reception Room**

27'8" x 11'7"

Large light and airy reception room with double opening 'French' style patio doors to the rear courtyard garden. Space for dining table and chairs. TV aerial point.

### **Kitchen**

19'6" x 8'9"

Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap over, cooker point with extractor hood over, integral fridge, plumbing for a washing machine and dishwasher. Part tiled walls. Spot lighting. Cupboard housing the wall mounted 'Ideal' combination boiler.

### **Landing**

Stairs to loft room. Doors to:

### **Bedroom 1**

6'7" x 15'7"

Spacious double bedroom. Spot lighting. Two windows to the front aspect.

### **En-suite**

5'4" x 4'5"

Fitted with a three piece suite comprising shower enclosure with mains fed shower over, dual flush wc and hand wash basin. Tiled walls and flooring.

### **Bedroom 2**

11'10" x 9'5"

Spacious double bedroom. Spot lighting.

### **En-suite**

5'4" x 4'5"

Fitted with a three piece suite comprising shower enclosure with mains fed shower over, dual flush wc and hand wash basin. Tiled walls and flooring.

### **Bedroom 3**

19'5" x 8'9"

Spacious double bedroom. Spot lighting.

### **En-suite**

5'8" x 5'5"

Fitted with a three piece suite comprising panelled bath tub with electric shower over, dual flush wc and hand wash basin. Tiled walls and flooring.

### **Bedroom 4**

9'3" x 8'5"

Single bedroom.

### **En-suite**

2'7" x 8'9"

Fitted with a three piece suite comprising shower enclosure with electric shower over, dual flush wc and hand wash basin. Tiled walls and flooring.

### **Loft Room**

12'5" x 12'6"

Spacious loft room with en-suite.

### **En-suite**

8'5" x 2'6"

Fitted with shower enclosure with mains fed shower over, hand wash basin and dual flush wc. Tiled walls and flooring.

### **Garden**

The property benefits from a private courtyard garden to the rear.

### **Tenure**

Freehold.

### **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](http://www.e-lindsey.gov.uk)

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

### **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.

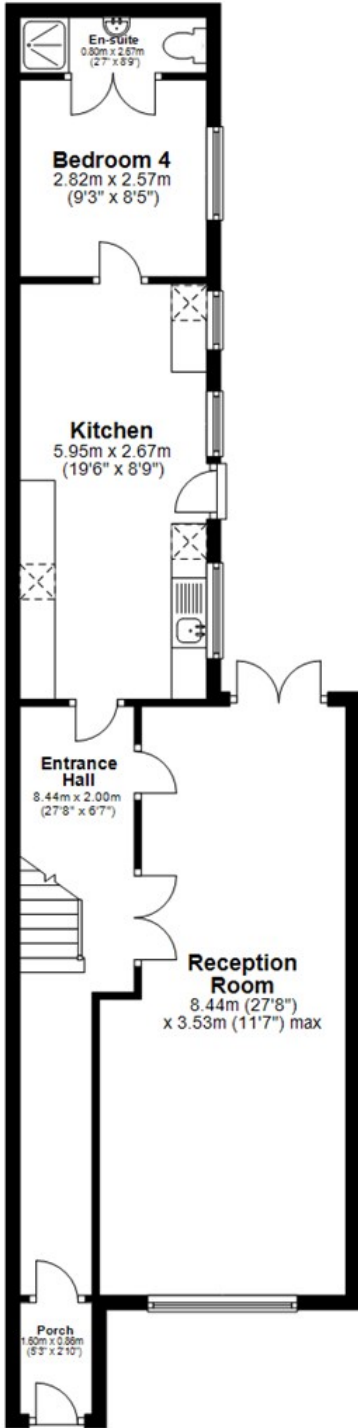
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

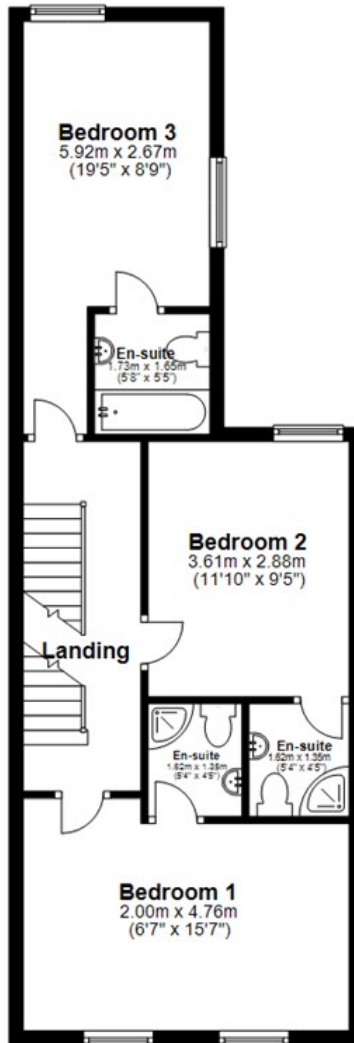




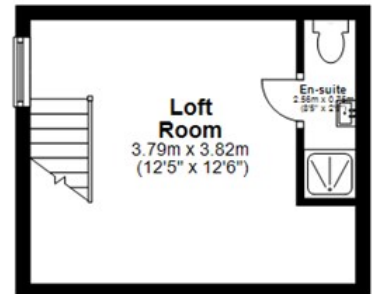
### Ground Floor



### First Floor



### Second Floor



# Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn right onto the High Street, and then take your first left onto Fitzwilliam Street. Number 1 can be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

