



# CHOICE PROPERTIES

*Estate Agents*

Saxon House Stratford Road,  
Mablethorpe, LN12 1EX

Reduced To £475,000



It is a pleasure for Choice Properties to offer for sale this superb individually designed four bedroom (one en suite) new build detached property. This impressive home additionally benefits from a spacious driveway and detached double garage. Early viewing of this bespoke home is advised.

The generously proportioned and high specification accommodation comprises:

### **Location**

Perfectly positioned within walking distance to Mablethorpe's beach and local amenities this impressive property is located at the end of a highly regarded private road.

### **Hall**

uPVC front door leading into hallway; which features a built in airing cupboard housing the 'Ideal Heating' immersion heating system, staircase leading to the first floor, and doors to:

### **Kitchen/Dining Room**

24'4" x 28'10"

Light and airy Kitchen/Diner; fitted with a range of wall and base units with worktop over, one and a half bowl integral sink with drainer and mixer tap, four ring electric "Nj" induction hob with extractor hood over, double electric "Neff" oven, integrated "Cookology" dishwasher, part tiling to the walls and tiling to the floor, inset spot lighting, triple aspect windows to rear, front and side aspect, double opening 'French' doors to the rear garden and doors to the study and:

### **Utility**

Fitted with wall units, plumbing for a washing machine, tiling to the floor and the wall mounted 'Ideal' combination boiler. Door out to the rear garden.

### **Study**

7'6" x 7'10"

Sizeable study, which is light and airy and features three double power points.

### **Reception Room**

24'7" x 14'9"

Most spacious reception room benefiting from double aspect windows to front and rear aspect and fitted with a TV aerial.

### **WC**

3'11" x 7'10"

Fitted with a WC with dual flush button and hand wash basin with mixer tap built into vanity with tiled splashback, extractor fan.

### **Landing**

12'6" x 7'10"

Providing access to the loft which is fitted with lighting and a pull down ladder. Doors to:

### **Bedroom 1**

10'2" x 11'8"

Double bedroom fitted with a TV aerial. Door to:

### **En-suite**

6'11" x 6'6"

Fitted with a three piece suite comprising a walk in shower cubicle with double mains fed shower head over and mermaid splashback to the walls, hand wash basin with mixer tap built into vanity with tiled splashback and WC with dual flush button, extractor fan, skylight 'Velux' window.

### **Bedroom 2**

6'8" x 16'4"

Double bedroom fitted with a TV aerial.

### **Bedroom 3**

8'6" x 14'9"

Double bedroom fitted with a TV aerial.

### **Bedroom 4**

8'4" x 14'9"

Double bedroom fitted with a TV aerial.

### **Bathroom**

6'8" x 8'0"

Fitted with a three piece suite comprising a panelled 'P' shaped bath tub with mixer tap and double mains fed shower head over and with mermaid boarding to the walls, WC with dual flush button and hand wash basin with mixer tap built into vanity with mermaid boarding splashback, extractor fan and heated towel rail.

### **Driveway**

Spacious 'plum slate' driveway providing parking for several vehicles.

### **Garage**

Detached double garage with electric up and over door.

### **Garden**

The property sits proudly upon a privately enclosed wrap around garden with feature patio area.

### **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.

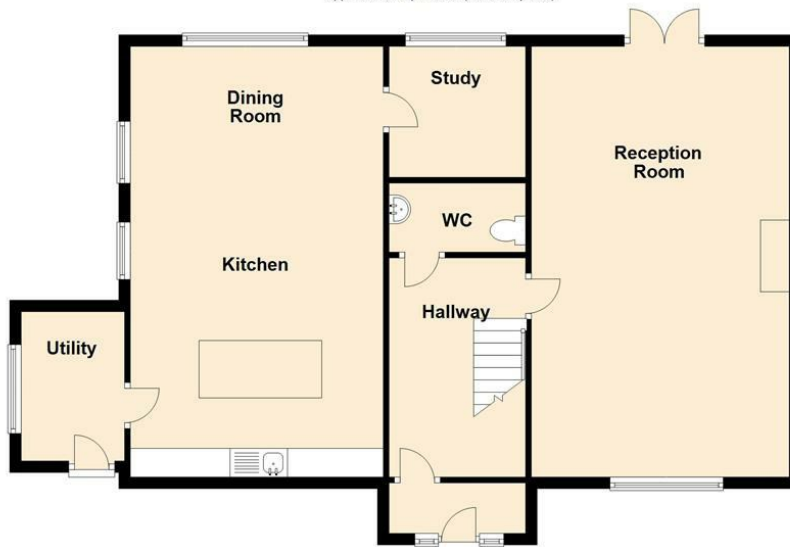
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

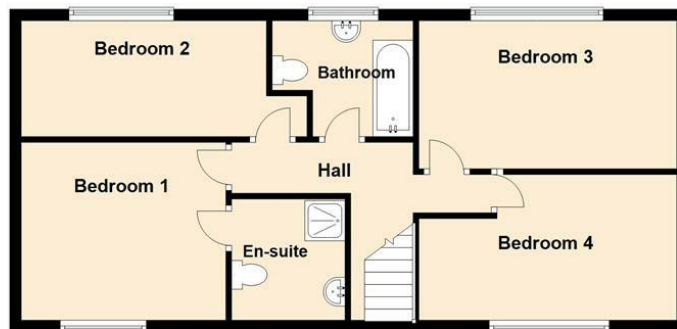




**Ground Floor**  
Approx. 93.3 sq. metres (1004.1 sq. feet)



**First Floor**  
Approx. 59.5 sq. metres (640.4 sq. feet)



Total area: approx. 152.8 sq. metres (1644.5 sq. feet)

# 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 and continue along this road which will become Alford Road. Stratford Road can be found a short way along on your left hand side just before you reach Church Lane.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

