



CHOICE PROPERTIES

Estate Agents

2 Somersby Avenue,

Mablethorpe, LN12 1HH

No Onward Chain £165,000



It is a pleasure for Choice Properties to introduce to the market this immaculately presented two bedroom semi-detached house, situated only a short walk from both the award winning beaches and local amenities on offer in Mablethorpe. Boasting a beautifully presented and generously proportioned interior, easy to maintain gardens, driveway and garage to the rear, early viewing is most certainly advised, with the property being further offered with no onward chain.

The abundantly light and bright accommodation benefits from a mains gas central heating system and comprises:-

Entrance Hall

2'11" x 3'11"

Front uPVC door leading into the entrance hall with LVT flooring and stairs to the first floor. Door to:

Reception Room

12'07" x 13'06"

Light and airy reception room, benefiting from a large window with Georgian bars to front aspect, fitted with LVT flooring, a TV aerial and a door to the:

Dining Room

10'09" x 16'11"

Providing ample space for a dining table with inset spot lighting, a telephone point, tiled flooring and a bricked archway providing an open plan feel through to the:

Kitchen/Breakfast Room

10'05" x 15'09"

Fitted with a range of stylish wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring hob with extractor hood over, integrated double oven, space for a freestanding fridge/freezer, space and plumbing for a washing machine, breakfast bar area, inset spot lighting, tiled flooring and double opening 'French' doors to the rear garden.

WC

8'06" x 2'10" extending to 4'04" x 6'11"

Fitted with a WC with cistern lever and hand wash basin with single hot and cold taps.

Landing

2'09" x 8'03"

Providing access to the loft, with doors to:

Bedroom 1

11'03" x 12'04"

Spacious double bedroom with inset spot lighting, a built in double wardrobe with mirrored sliding doors and an opening to a dressing area.

Dressing Area

4'03" x 5'00"

With power, lighting and integrated shelving.

Bedroom 2

12'01" x 8'01"

Double bedroom with inset spot lighting.

Bathroom

8'10" x 8'03"

Fitted with a four piece suite comprising a double ended bath tub enclosed into a wood effect panel with mixer tap, corner shower cubicle with mains fed double shower head over, hand wash basin with mixer tap; built into vanity and a WC with dual flush button, inset spot lighting, tiled splashbacks, an extractor fan and a heated towel rail.

Driveway

Block paved driveway providing off road parking.

Garage

16'07" x 12'11"

With an up and over door, power, lighting, side pedestrian door, rear uPVC window and space for a tumble dryer.

Garden

To the rear of the property you will find privately a enclosed garden, laid mostly with shingle; for ease of maintenance with timber fencing to the boundaries. The rear garden additionally benefits from a timber decked seating area, ideal for outdoor dining and entertaining, and for those who like to unwind, the garden features a timber pergola, housing a 'Lay-Z Spa' jacuzzi Toronto hot tub; which can be negotiated to be included with the sale and is only approximately one year old.

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.

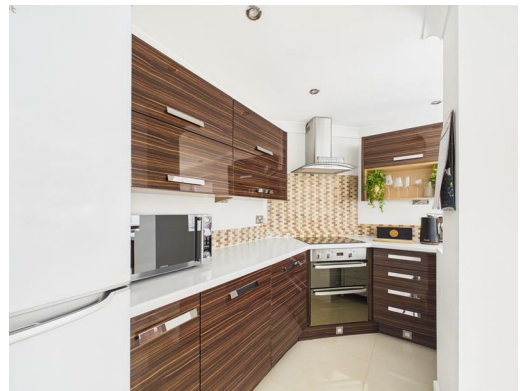
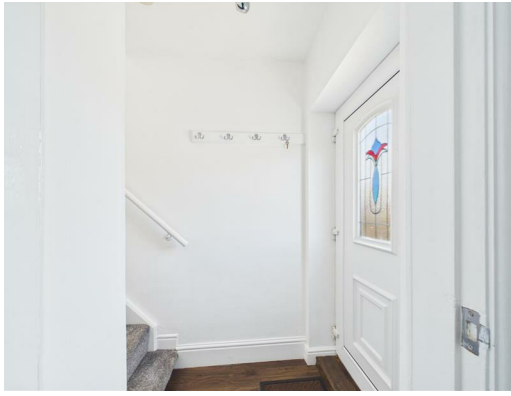
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

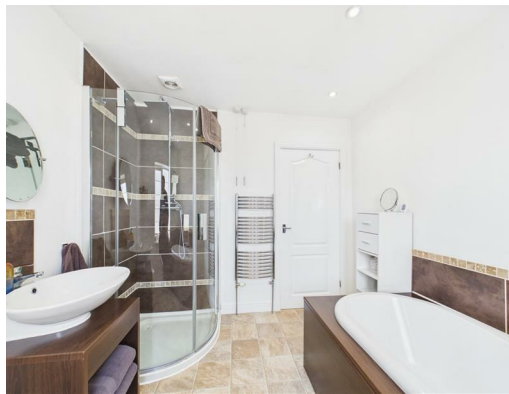
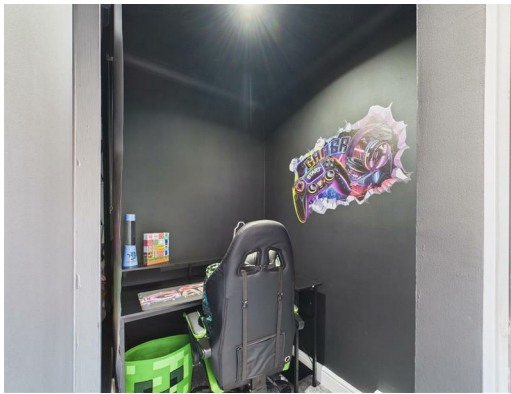
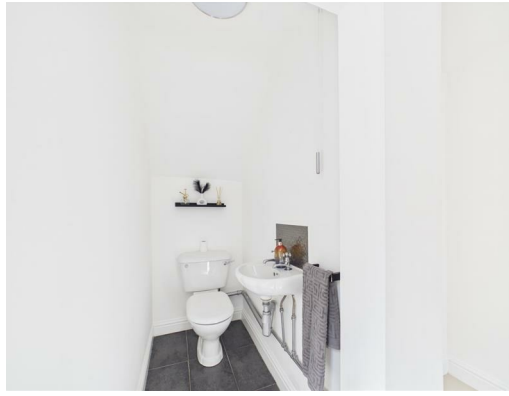
Council tax band

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 - 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 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1119 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

Upon leaving the Mablethorpe office head North towards the traffic lights and turn left onto the High Street, then take your 1st right onto the High Street, then take your 1st right onto Wellington Road. Take your 3rd right into Queensway and Somersby Avenue is your first turning on the right. Number 2 is located towards the top of the road on your left hand side.

| 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 ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

