CHOICE PROPERTIES

Estate Agents

Woodbine Farm Alford Road, Mablethorpe, LN12 1NE

Reduced To £549,000

It is a pleasure for Choice Properties to bring to the market this superb and expansive four bedroom detached house which sits set back from the road and within approximately 1.3 acres of grounds (sts). This fantastic and characterful home additionally benefits from a sizeable driveway for multiple vehicles, a garage, workshop and several outbuildings, including a recently renovated holiday let/annex space. Early viewing is highly recommended.

The generously proportioned and flexible accommodation comprises:

Entrance Hall
5'10" x 3'08"
Featuring a uPVC door, double aspect windows and doors leading to:

Reception Room
16'01" x 20'05" extending to 11'11" x 8'11"
Benefiting triple aspect windows including bow window to front aspect, log burner set in stone surround with wooden mantle, TV aerial and telephone point. The reception room further benefits from a bar area, with two wall lights and which is built in to the space under the stairs.

Sun Room
8'11" x 29'06"
Sizeable area with a polycarbonate roof, tiling to the floor and TV aerial.

Kitchen/Dining Room
12'11" x 30'01"
Kitchen:
Fitted with a range of wall and base units with worktop over, one and a half bowl integrated stainless steel sink with drainer and mixer tap, four ring gas hob, 'New world' double oven, 'Panasonic' microwave, 'Fisher & Paykel' dishwasher, space for an American fridge/freezer, TV aerial and telephone point, tiling to the floor and walls and further featuring a breakfast bar area.

Dining Room:
Three windows with double aspect including bow window to front aspect, freestanding electric feature fire set in a stone surround with a tiled mantle.

Entrance Porch
5'11" x 4'05"
Featuring a wall mounted cupboard, housing the electric meter, tiling to the floor, uPVC door to the side of the property and door to:

WC
5'11" x 2'10"
WC with cistern lever, tiling to the floor and the WC also houses the consumer unit.

Rear Porch
3'11" x 7'08"
Doors to:

Utility Room
11'06" x 11'05"
Fitted with a range of base units and space for a tumble dryer and washing machine, with worktop over, double aspect windows, hot water cylinder, access to the loft and the utility also houses the wall mounted 'Valliant' condensing boiler.

Workshop
11'07" x 8'01"
With power and lighting, side door and door into the garage.

Double Garage
14'07" x 16'02"
Double garage with an electric up and over door, power and lighting.

Self Contained Annex/Holiday Let
14'00" x 18'10"
Providing spacious double bedroom space, kitchen area with base units, with worktop over, one bowl stainless steel sink with drainer and single hot and cold taps, space for a small fridge/freezer and a breakfast bar area. Double opening 'French' style doors open out into the driveway and land that surrounds the property. The newly converted space also offers a modern:-

En-suite Shower Room
5'06" x 4'11"
Fitted with a three piece suite comprising a shower cubicle with a mains fed shower over, pedestal hand wash basin with mixer tap and WC with dual flush button and mermaid boarding to the walls.

Landing
10'10" x 4'11"
Fitted with a built in airing cupboard and access to the loft.

Bedroom 1
12'07" x 12'00"
Spacious double with a TV aerial.

Bedroom 2
11'10" x 17'07"
Remarkably spacious bedroom benefiting from double aspect windows and a telephone point.

Bedroom 3
8'05" x 17'06"
Remarkably spacious bedroom featuring three windows with double aspect and views over the fields to the rear.

Bedroom 4
12'10" x 12'00"
Spacious double with TV aerial and access to the rear landing.

Bathroom
7'06" x 12'05"
Fitted with a four piece suite comprising a panelled corner bath tub with mixer tap and integrated jets, large walk in mains fed shower, WC with cistern lever and 'his and hers' hand wash basins set into vanity; both with mixer taps, shaver point, inset spot lighting and a heated towel rail.

Outbuildings
Featuring a triple car port, a barn with power and lighting and four stables, again with power and lighting.

Driveway
Providing off street parking for multiple vehicles.

Garden & Land
The property sits proudly within large well tended gardens which have been mostly laid to lawn and which features established trees and hedging to the boundaries. Colourful plants and shrubs adorn the large grounds and there is also a pond, large patio seating areas and an impressive woodland to the rear of the property. The whole plot measures approximately 1.3 acres (STS).

Tenure
Freehold.

Viewing arrangements
Viewing by appointment through Choice Properties on 01507 472016.

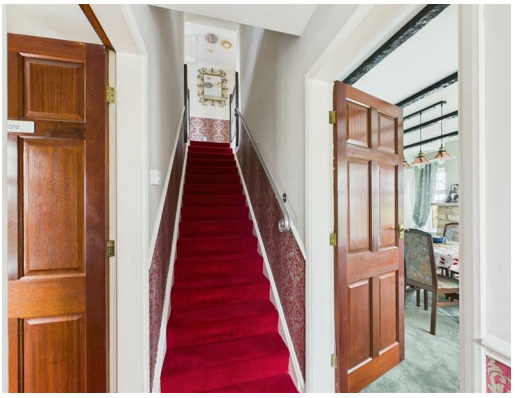
Opening hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

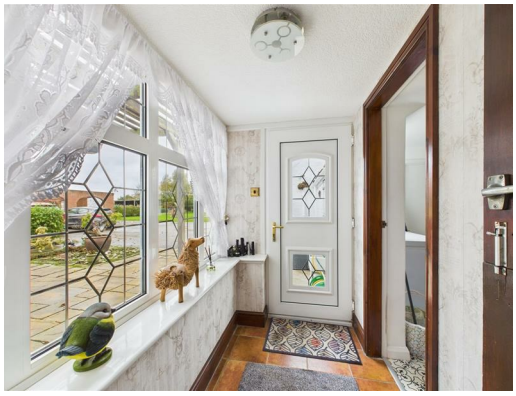
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you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

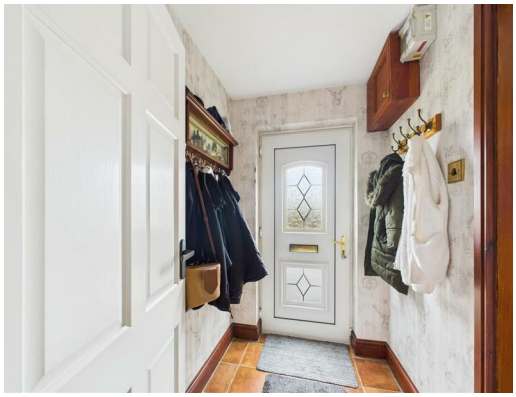
Council tax band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

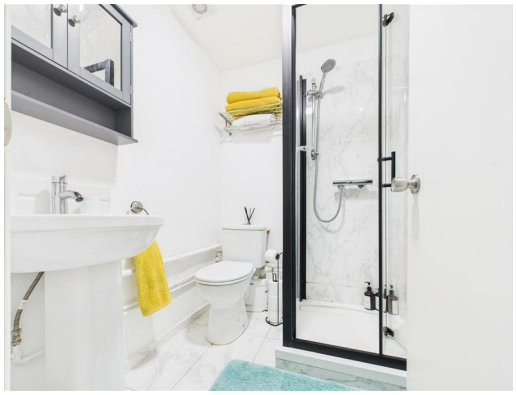
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D.

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.









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Floor 0

Floor 1

Approximate total area(1)

2772 ft²

(1) Excluding balconies and terraces

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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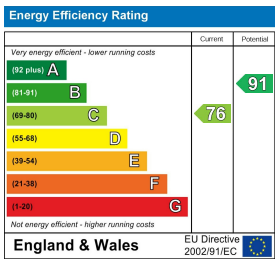
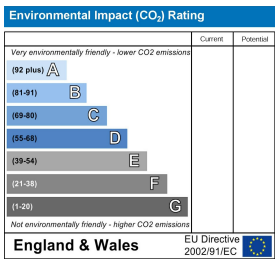
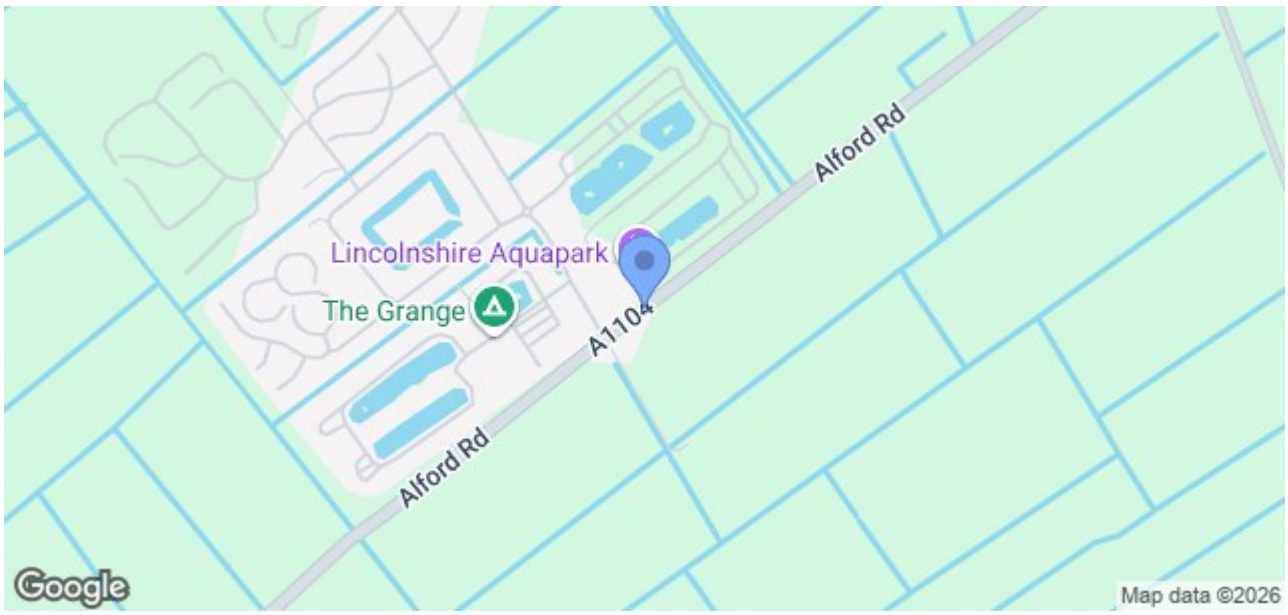
Directions

From Mablethorpe head out of town in the direction of Alford. As you leave town on the straight road before you reach Maltby le Marsh, Woodbine Farm can be found on your right hand side, if you reach the turn into Grange Leisure Park you have gone too far.