



# CHOICE PROPERTIES

## *Estate Agents*

Beach Lodge, Queens Park Close,  
Mablethorpe, LN12 2AS Price £599,950



Choice Properties are proud to bring to the market a truly exceptional coastal residence boasting six bedrooms and six bathrooms, set alongside one of the most coveted stretches of coastline, Beach Lodge is a rare and remarkable home offering something very few properties can, direct access to the award winning beach and uninterrupted, far reaching sea views. A stand out feature of this substantial and beautifully appointed property is the indulgent spa suite complete with luxurious swim spa pool designed for both relaxation and wellness. Homes of this calibre and position are seldom available making this property a genuine one off, irreplaceable, incomparable and entirely unforgettable.

Internally the property offers expansive, light filled rooms perfectly suited to multi generational living. Adding to its appeal are three established letting rooms providing an excellent income stream without compromising the privacy and comfort of the main residence.

**Entrance Porch**

8'01" x 6'03"

With double opening 'French' doors into the entrance porch. Double opening 'French' doors to:

**Entrance Hall**

5'10" x 7'09"

Doors to:

**Reception Room**

18'05" x 16'08"

Light and airy reception room, benefiting from a large bay window to front aspect and fitted with a featured marble fireplace hearth and mantle, double opening 'French' doors leading on onto the paved patio seating area, TV aerial and door to:

**Rear Lobby**

2'10" x 5'03"

Door to:

**Kitchen/Dining Room**

21'03" x 7'09"

L-shaped Kitchen/Dining Room fitted with a range of base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, integral dishwasher, integral fridge, space for a freestanding 'Range' style cooker with a stainless steel extractor hood over, plastic splashbacks, space for a dining table, rear uPVC door and door to:

**Pantry**

5'11" x 9'01"

Providing ample storage space with a range of shelving and space for a freestanding fridge/freezer and freestanding chest freezer.

**Hall**

11'09" x 10'06" extending to 6'08" x 15'00"

Grand and open hallway with a built in storage cupboard (measuring 5'01" x 3'05"). Doors to:

**Inner Hallway**

15'07" x 3'06"

Featuring a rear frosted uPVC door to the rear courtyard and doors to:

**Laundry Room**

7'09" x 6'02"

With shelving for storage, space and plumbing for two washing machines, space for a tumble dryer and the laundry room also houses the wall mounted 'Ideal' condensing boiler as well as the hot water cylinder.

**Shower Room**

6'01" x 4'07"

Fitted with a three piece suite comprising a tiled shower cubicle with mains fed shower head over, hand wash basin with mixer tap and tiled splashback and WC with dual flush button, 'Intervent' extractor fan.

**Sitting Room/Dining Room**

17'09" x 21'11"

Providing an open plan feel with part tiled; part carpet flooring, a TV aerial and uPVC door to front aspect set within one of the three large arched windows, creating a fantastic feature.

**Bedroom 5**

11'07" x 17'02"

Spacious double bedroom with a built in wardrobe alcove, built in dressing table, TV aerial and door to:

**Bedroom 5 En-suite Shower Room**

8'07" x 9'02"

Fitted with a three piece suite in a modern wet room design with a mains fed shower, hand wash basin with mixer tap built into vanity and WC with dual flush button, partly tiled walls and tiled flooring, heated towel rail, 'Intervent' extractor fan and shaver point.

**Bedroom 6**

8'02" x 8'10"

Single bedroom with shelving for storage and a telephone point.

**Stairway**

3'03" x 3'07"

With stairs leading to the first floor.

**Landing**

7'10" x 15'10"

Spacious landing with double aspect windows, loft access and doors to:

**Sea View Lounge**

12'11" x 11'10" extending to 11'01" x 4'03"

With magnificent feature wall full of windows to side aspect overlooking the beautiful beaches of Mablethorpe and the sea, Doors to:

**Bedroom 1 Lobby**

4'10" x 8'03"

Beautiful views looking over the beach and see. Door to:

**Bedroom 1**

12'04" x 14'07"

Spacious double bedroom with double opening 'French' doors to side aspect on to the sea front. Door to:

**Bedroom 1 En-suite Shower Room**

7'09" x 4'03"

Fitted with a three piece suite comprising a shower cubicle with mains fed shower over and tiled splashback, hand wash basin with mixer tap and WC with dual flush button both built into vanity, heated towel rail, light with shaver point and 'Intervent' extractor fan.

**Bedroom 2 Lobby**

3'06" x 6'04"

Doors to:

**Bedroom 2**

10'07" x 17'06"

Spacious double bedroom with a TV aerial, uPVC door leading out on to the roof terrace and built in double wardrobe (measuring 2'00" x 3'04") with railing.

**Bedroom 2 En-suite Shower Room**

6'10" x 4'05"

Fitted with a three piece suite comprising a corner shower cubicle with mains fed shower over, pedestal hand wash basin with mixer tap and WC with dual flush button, tiled splashback, light with built in shaver point, heated towel rail and 'Manrose Quiet' extractor fan.

**Bedroom 3**

10'06" x 16'06"

Spacious double bedroom with a TV aerial, two large windows overlooking the lake, door to:

**Bedroom 3 En-suite Shower Room**

6'11" x 2'07"

Fitted with a three piece suite comprising a shower cubicle with a mains fed shower over, hand wash basin with mixer tap and WC with dual flush button both built into vanity, heated towel rail, 'Primeline' extractor fan and a light with a built in shaver point.

**Bedroom 4 Lobby**

9'05" x 4'09"

Doors to:

**Bedroom 4**

15'04" x 14'09"

Spacious double bedroom with a TV aerial and uPVC door to the roof terrace.

**Bedroom 4 En-suite Bathroom**

7'09" x 9'05"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap and shower attachment, hand wash basin with mixer tap built into vanity and WC with cistern lever, tiled splashbacks and a 'Manrose Quiet' extractor fan.

**Bedroom 4 Dressing Area**

2'11" x 5'09"

With railing for clothing storage and access to loft.

**Roof Terrace**

Roof terrace laid with artificial grass and boasting superb lake views. The roof terrace also has a path to the sand dunes which leads to the beach.

**Garage**

15'06" x 9'03" extending 22'03" x 18'08"

Timber built garage with two sets of double opening timber doors and two side windows.

**Spa Room**

23'05" x 18'01"

Housing the 6 metre luxury swim spa, with a raised; decked seating area, polycarbonate roof and doors out on to the driveway and into the garage and towards the sitting room/dining room. Please note that the Spa Room also benefits from its own Air Source Heat Pump.

**Driveway**

Gravelled driveway providing ample parking with spacious patio area.

**Gardens**

The property is fronted by a garden which is laid to lawn with raised planter beds displayed a variety of well established plants and shrubs to the borders. The front garden is fully enclosed and is further made up of a large paved patio seating area, providing the perfect space to unwind and relax.

To the rear of the property you will find a privately enclosed courtyard seating area, which is paved for ease of maintenance.

**Location**

Beach Lodge is located within a private gated development of only three properties tucked away at the top of a sweeping driveway. The development offers views across Queens Park Lake to one side and has direct access straight onto the beach to the other side.

**Additional note**

The property benefits from a number of solar panels; which are owned outright and work alongside a four battery back up system, saving any prospective buyer a large investment.

**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.

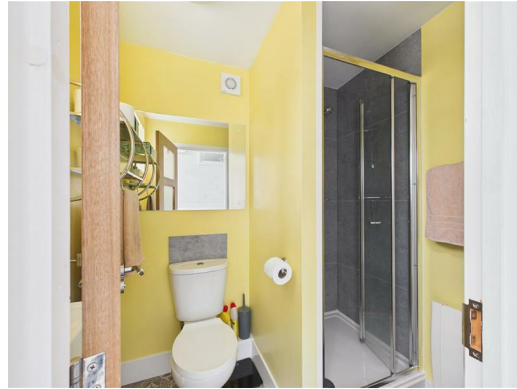
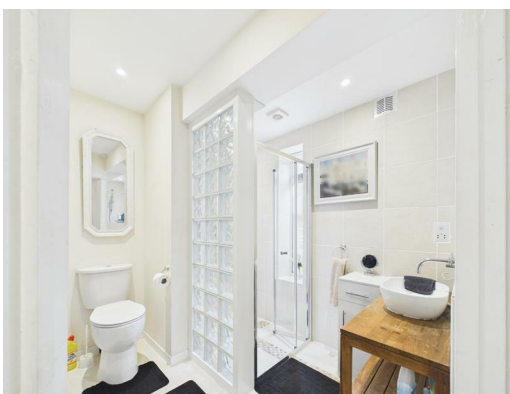
**Council tax band**

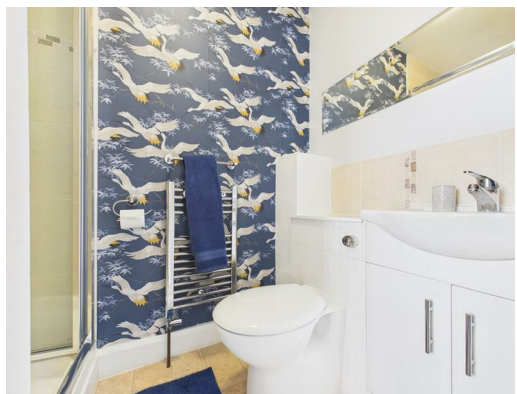
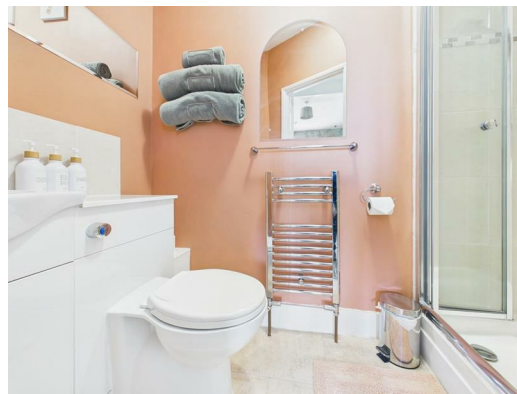
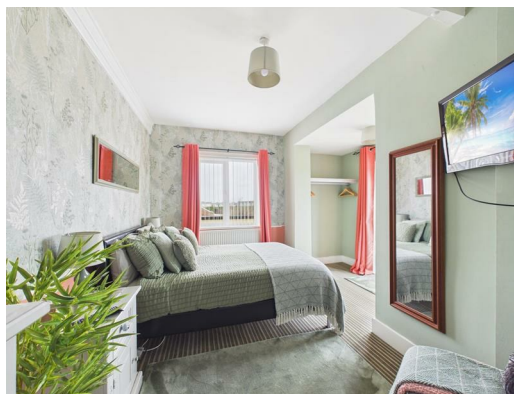
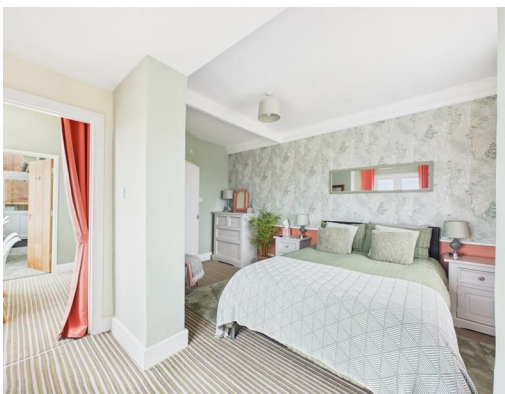
Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

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 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
3853 ft<sup>2</sup>

(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 our Mablethorpe office head south along Victoria Road in the direction of Sutton on Sea, at the Eagle Hotel follow the road round to the left and the flats can now be seen directly in front of you. Take the next road to the left which is Queens Park Close and Beach Lodge can be found within a small gated development a short way along on your right hand side.

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         | 97        | (92 plus) A                                                     |                         |           |
| (81-91) B                                   | 85                      |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (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 <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

