CHOICE PROPERTIES

Estate Agents

23 Victoria Road, Mablethorpe, LN12 2AF

Reduced To £250,000



Choice Properties are delighted to offer for sale this most spacious five bedroom house, further benefitting from a large double garage and driveway to the rear. Boasting five bedrooms, two kitchens and bathrooms and three reception rooms, the flexible layout offers ample space for a growing family, split living accommodation or simply entertaining guests.

The Property Ombudsman
naea | propertymark PROTECTED

This most spacious and flexible internal accommodation comprises:

Entrance Hall
24'7" x 5'7"
uPVC door leading into the hallway with stairs to the first floor, under-stair storage and a doors to:

Ground Floor Sitting Room / Dining Room
10'8" x 10'5"
Providing ample space for a dining table with an electric radiator.

Ground Floor Kitchen
12'2" x 10'9"
Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker, space for a freestanding fridge/freezer, tiled splashbacks and a uPVC door to the outside.

Utility
4'6" x 6'7"
With plumbing and space for a washing machine, space for a tumble dryer and loft access.

Inner Hallway
11'2" x 2'10"
With a double in double airing cupboard; housing the wall mounted 'Ideal Logic Max Heat H30' condensing boiler; which is approximately four years old, wall mounted thermostat and doors to:

Ground Floor Bathroom
6'11" x 5'8"
Fitted with a three piece suite comprising a panelled bath tub with mixer tap and shower attachment, pedestal hand wash basin with mixer tap and WC with dual flush button, tiled walls, heated towel rail and a 'Dimplex' wall heater.

Ground Floor Reception Room
18'4" x 9'1"
Light and airy benefiting from a uPVC door to the outside and fitted with a freestanding electric feature fire set in a bricked feature surround, wall lighting, TV aerial and telephone point.

Bedroom 4
13'10" x 9'0"
Spacious double bedroom with built in storage up and around the bed frame.

Hobby / Dressing Room
5'10" x 12'10"
Leading to:

Bedroom 5
9'3" x 15'11"
Spacious double bedroom with a telephone point.

First Floor Landing
11'0" x 2'9"
Providing loft access, stairs to the second floor and doors to:

First Floor Reception Room
14'2" x 16'8"
Light and airy reception room benefiting from a bay window to front aspect and fitted with an electric feature fireplace set in a wooden surround with a wooden mantle, TV aerial, wall lighting and ample space for a dining table.

First Floor Kitchen
12'8" x 9'6"
Fitted with a range of wall and base units with worktop over, one bowl resin sink with drainer and mixer tap, integrated double oven, four ring gas 'Cooke & Lewis' hob with extractor hood over, space and plumbing for a washing machine, space for a dishwasher, space for a freestanding fridge/freezer and a TV aerial.

Bedroom 1
12'4" x 11'0"
Spacious double bedroom.

First Floor Shower Room
10'8" x 7'9"
Fitted with a three piece suite comprising a large shower cubicle with mains fed shower head over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, tiled walls, built in storage cupboard with shelving and a built in airing cupboard; housing the hot water cylinder.

Second Floor Landing
5'3" x 2'9"
With a 'Velux' style skylight window, loft access and doors to:

Bedroom 2
8'2" x 15'9"
Double bedroom with a TV aerial and wall mounted electric radiator.

Bedroom 3
6'2" x 9'9"
Ideal single bedroom or office space.

Driveway
Private driveway which has right of access for the neighbouring property.

Garage
Double garage with an electric roller door, power and lighting.

Courtyard Garden
To the rear of the property you will find a privately enclosed courtyard style garden laid with paving slabs and shingle for ease of maintenance with low level timber fencing to the boundaries.

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.

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

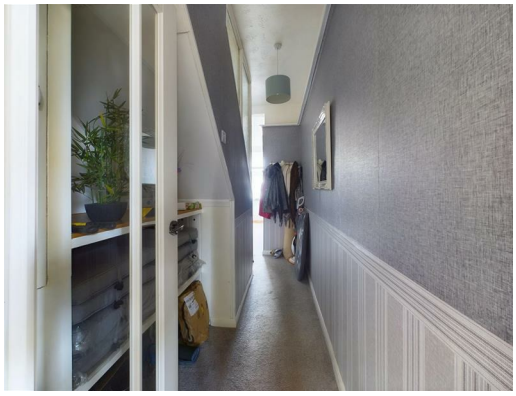
Opening Hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.

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



Floor 1



Floor 2

Approximate total area(1)

1885.19 ft²

Reduced headroom

3.81 ft²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Directions

The property can be found next to our Mablethorpe office on Victoria Road Mablethorpe, LN12 2AF.

