



# CHOICE PROPERTIES

*Estate Agents*

24 Somersby Avenue,

Mablethorpe, LN12 1HH

Reduced To £189,995



Choice Properties are delighted to bring to the market this impressive and most spacious four bedroom (one en-suite) terraced home, situated just moments away from the local amenities and golden sandy beaches of Mablethorpe. Further benefitting from off road parking and an enclosed garden to the rear, early viewing is certainly advised!

Benefitting from gas central heating and uPVC double glazing, this impressive accommodation comprises:

### **Entrance Hall**

6'8" x 7'6"

uPVC front entrance door. Storage cupboard. Tiles flooring.

### **Kitchen**

10'0" x 13'4"

Fitted with wall and base units with work surfaces over, ceramic sink unit and drainer with mixer tap over, plumbing for washing machine, cooker point with extractor over, space for freestanding fridge/freezer. Tiled flooring. Spot lighting.

### **Reception Room**

18'0" x 11'11"

Light and airy reception room. TV aerial point. Double opening doors to:

### **Hallway**

3'9" x 11'7"

Door to garden. Door to:

### **Bedroom 1**

8'8" x 11'7"

Spacious double bedroom. Spot lighting.

### **En-Suite**

5'5" x 6'10"

Fitted with three piece suite comprising shower enclosure, hand wash basin and wc set in vanity unit. Tiled flooring. Spot lighting.

### **Hall**

3'2" x 5'6"

Staircase to the first floor landing.

### **Landing**

2'8" x 10'0"

Loft access. Doors to:

### **Bedroom 2**

11'11" x 10'3"

Spacious double bedroom. Spot lighting.

### **Bedroom 3**

9'10" x 12'2"

Currently used as a home gym. Potential to be used again as a spacious double bedroom. Spot lighting.

### **Bedroom 4**

7'10" x 8'8"

Currently used as a dressing room. Spot lighting.

### **Bathroom**

5'9" x 5'0"

Fitted with panelled corner bath tub with taps over. Hand wash basin. Tiled walls and flooring. Spot lighting.

### **WC**

2'9" x 5'0"

WC. Tiled walls and flooring. Spot lighting.

## **Driveway**

Providing off road parking.

## **Garden**

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid mostly to lawn with the added benefit of a paved patio area, decked seating area and useful timber shed.

## **Tenure**

Freehold.

## **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 A.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 472016.

## **Opening Hours**

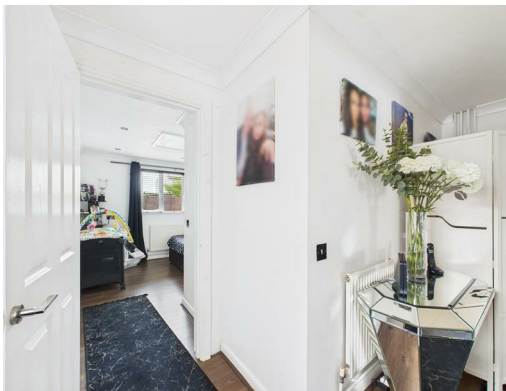
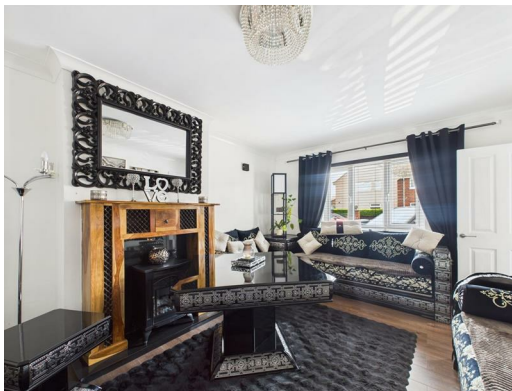
Monday - Friday: 9am - 5pm  
Saturday: 9am - 3pm

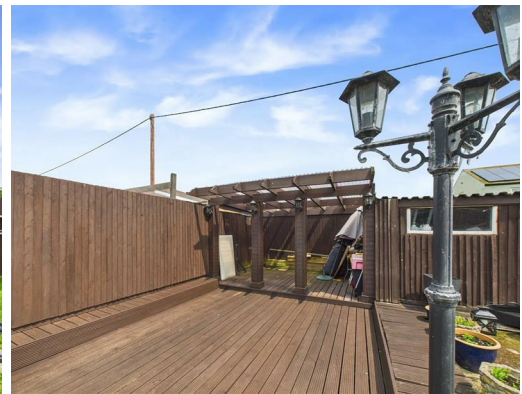
## **Making an Offer**

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. 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

Approximate total area<sup>(1)</sup>  
1051 ft<sup>2</sup>  
Reduced headroom  
4 ft<sup>2</sup>

(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

Upon leaving our Mablethorpe office head North towards the traffic lights and turn left onto the High Street, then turn left 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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	

