CHOICE PROPERTIES

Estate Agents

# 146 High Street, Mablethorpe, LN12 1EJ

## Offers Over £228,000

It is a pleasure for Choice Properties to bring to the market this most, spacious three bedroom semi detached house which boasts an attractive balance of period features with a tastefully modernised finish, conveniently located only a stones throw from both the local amenities and golden sandy beaches of Mablethorpe.

Having undergone extensive renovations including new insulation, a new boiler and solar panels, this beautifully presented property additionally offers privately enclosed gardens with a gym/studio and the added rarity of a garage and large driveway. To avoid missing out on this wonderful family home, early viewing is most certainly advised.

The abundantly light and bright interior offers impressive high ceilings throughout and the accommodation comprises:

**Entrance Porch**
2'0" x 4'0"
uPVC front door leading into the entrance porch with a door to:

**Hallway**
24'3" x 5'11"
Featuring a cupboard housing the wall mounted consumer unit, original tiled flooring, stairs to the first floor, an under-stair storage cupboard and doors to:

**Reception Room**
13'0" x 13'2"
Light and airy reception room benefiting from an angled bay window to front aspect and fitted with a log burning stove set on a marble effect hearth, TV aerial and laminate flooring.

**Dining Room**
13'1" x 11'3"
With laminate flooring and providing ample space for a dining table.

**Kitchen/Breakfast Room**
11'11" x 9'11"
Fitted with a range of modern wall and base units with worktop over, one bowl ceramic butler sink with mixer tap, space for a 'Range' style cooker, original tiled flooring, double aspect windows, door to the sun room and an opening to the pantry. The kitchen also features a cupboard housing the wall mounted combination boiler; supplying both the central heating and hot water systems.

**Pantry**
5'3" x 7'0"
With wall shelving and the original quarry tiled flooring.

**Utility Area**
6'1" x 9'11"
Providing ample space for various utilities; including plumbing for a washing machine, double aspect windows and a uPVC door to the rear garden.

**Sun Room**
15'8" x 7'3"
With triple aspect windows, polycarbonate roof, door to the WC and double opening 'French' doors to the garden.

**WC**
5'3" x 2'7"
Fitted with a WC with dual flush button.

**Landing**
16'5" x 5'11"
With wooden flooring, loft access and doors to:

**Bedroom 1**
13'1" x 11'3"
Spacious double bedroom with wooden flooring, a TV aerial and two wall lights.

**Bedroom 2**
13'0" x 10'2"
Spacious double bedroom with wooden flooring.

**Bedroom 3**
9'9" x 7'0"
With wooden flooring, double aspect windows and a TV aerial.

## Shower Room
6'3" x 9'11"
Fitted with a large walk in shower cubicle with a mains fed shower over and mermaid boarded splashbacks, pedestal hand wash basin with single hot and cold taps, heated towel rail and inset spot lighting.

## Upstairs WC
5'5" x 2'8"
Fitted with a WC with cistern lever and access to the loft space.

## Driveway
Providing off road parking for several vehicles.

## Garage
With an up and over door, side double door and side window.

## Studio/Gym
18'11" x 12'04"
Versatile space which is currently used as a home gym; with power, lighting, double aspect windows and double opening 'French' doors to the garden.

## Garden
To the rear of the property you will find an easy to maintain and privately enclosed garden with bricked walls and timber fencing to the boundaries. Around the garden you will additionally find a variety of well established plants and shrubs as well as two seating areas, including one which is sheltered; under a veranda.

## Tenure
Freehold.

## Viewing arrangements
By appointment through Choice Properties on 01507 472016.

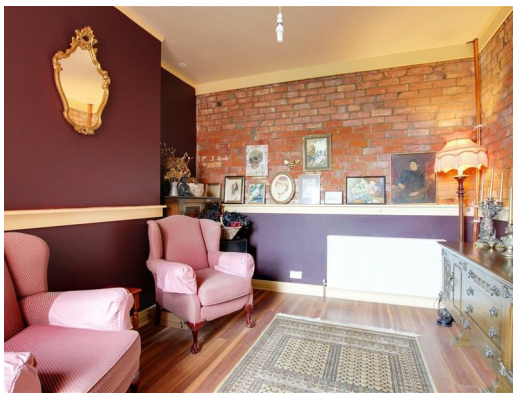
## Opening hours
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

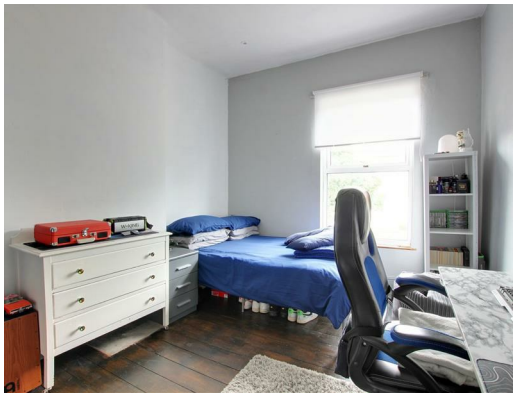
## Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If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

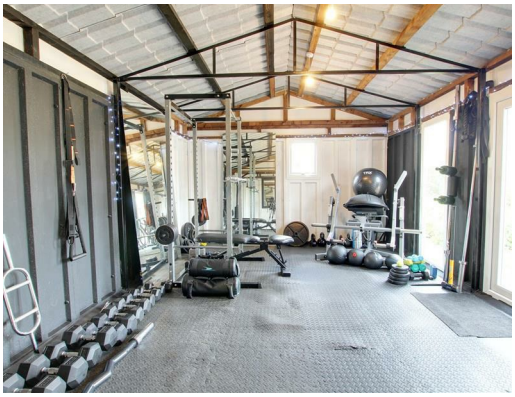
## Council tax band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

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

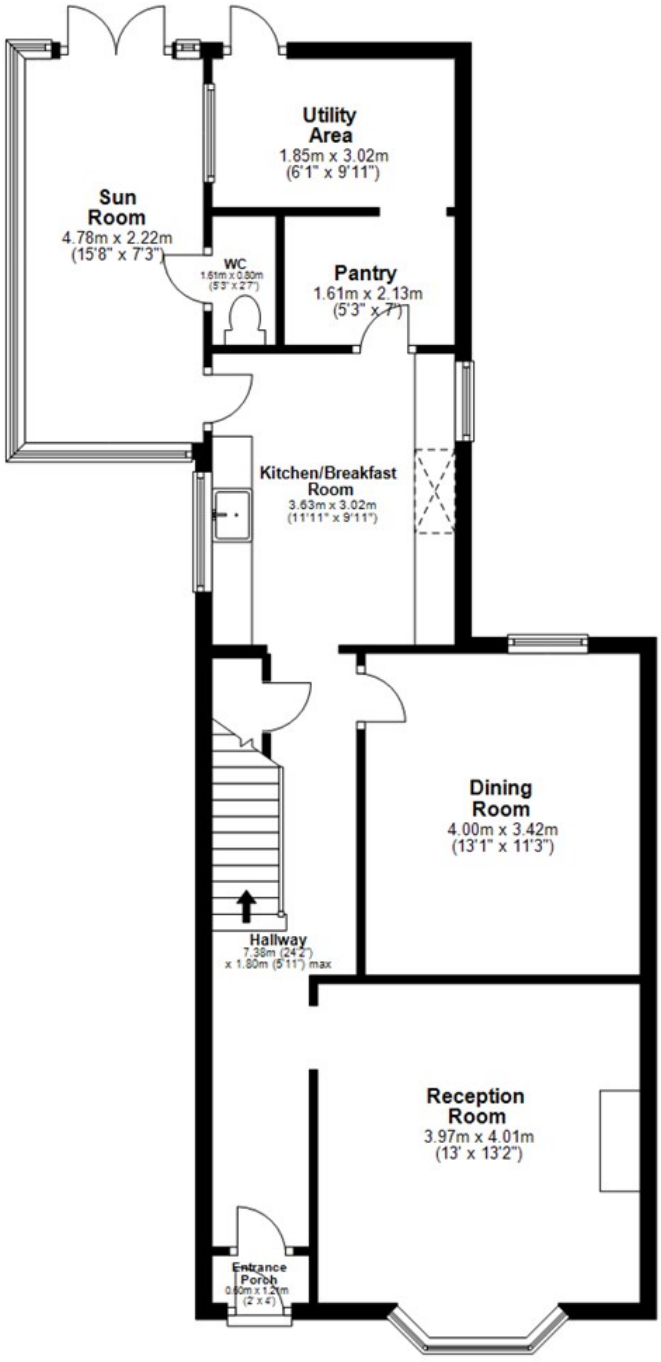






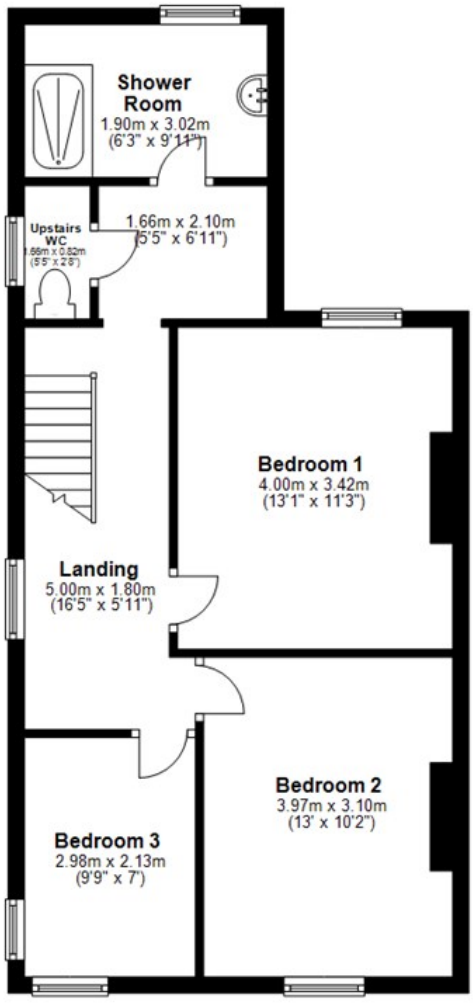
## Ground Floor

Approx. 76.6 sq. metres (824.8 sq. feet)

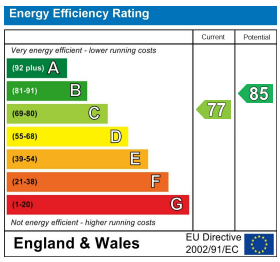
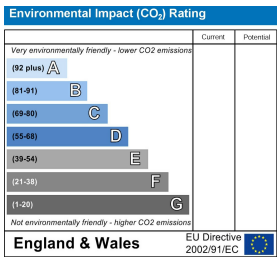
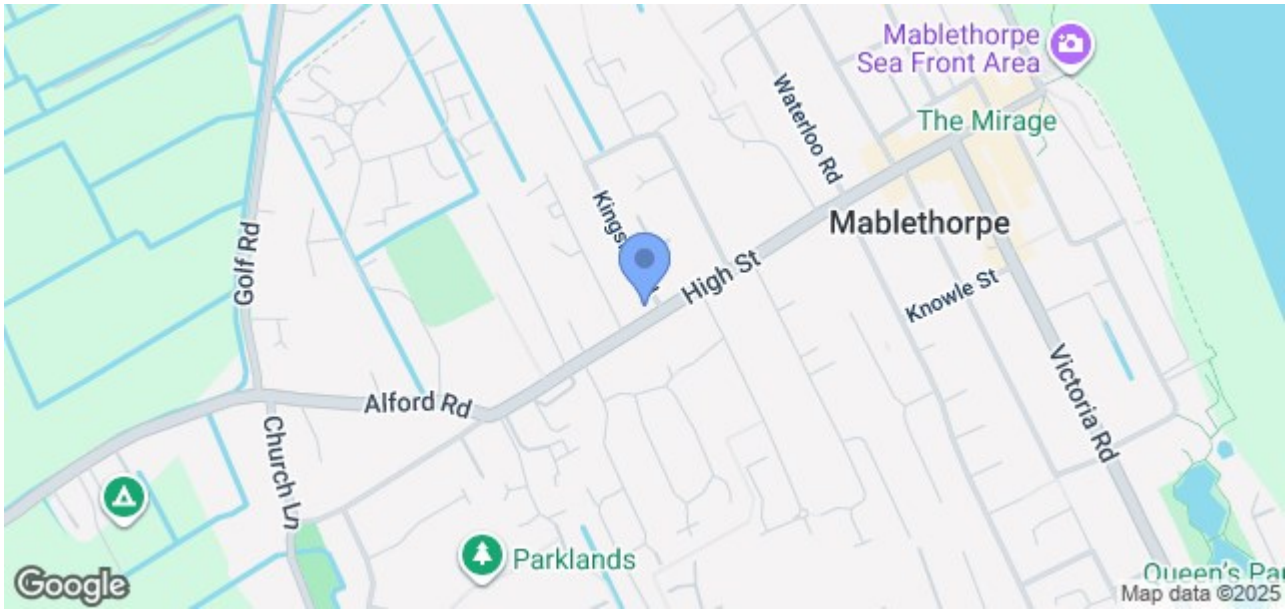
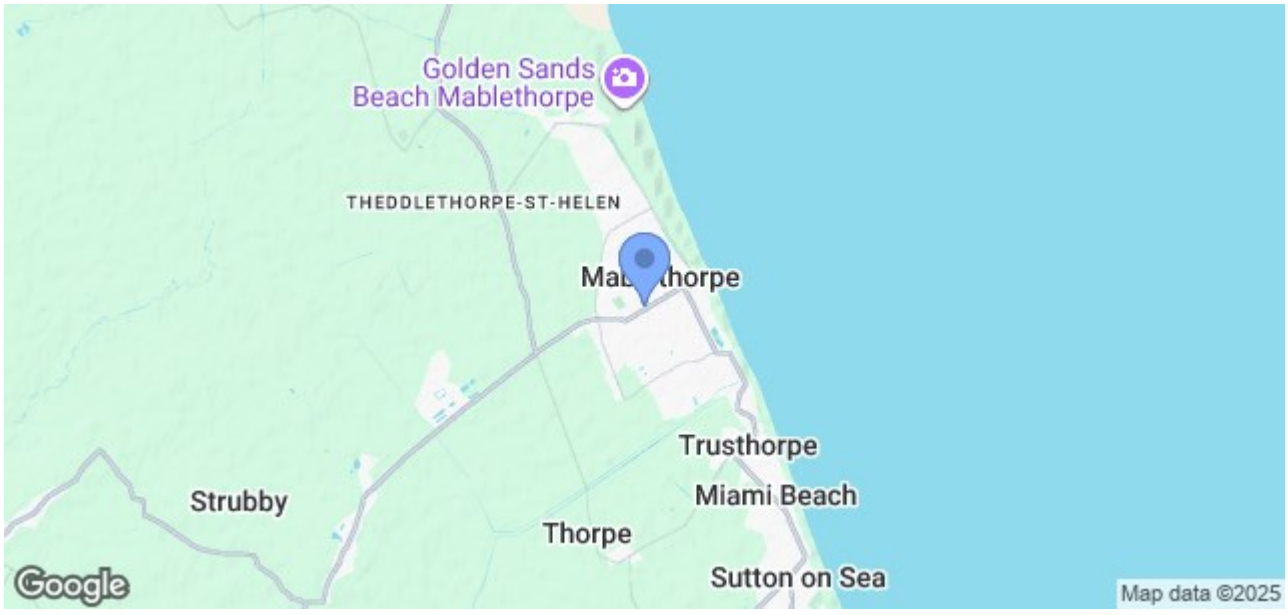



## First Floor

Approx. 54.3 sq. metres (584.8 sq. feet)




Total area: approx. 131.0 sq. metres (1409.6 sq. feet)

# Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street and number 146 is located about halfway along opposite the Lidl supermarket.