CHOICE PROPERTIES

Estate Agents

# 92A Church Lane, Mablethorpe, LN12 2NU

## Reduced To £369,995



Choice Properties are delighted to bring to the market this impressive and expansive four bedroom detached house situated in the most sought after location, overlooking stunning open views to the rear. This superb property is immaculately presented throughout and has the most attractive and well tended garden to the rear. Early viewing is highly recommended to appreciate the accommodation on offer.

Offering generously proportioned rooms throughout and a flexible layout, the abundantly light and beautifully maintained accommodation benefits from an outside EV charging point and comprises:-

**Hallway**
6'2 x 6'1
Built in storage cupboard. Wall mounted console for security alarm system. Staircase leading to first floor landing. Internal doors to living room and kitchen.

**Living Room**
13'10 x 20'3
Dual aspect windows including bay window to the front aspect allowing plenty of lighting throughout, TV Aerial point, telephone point, featured wall lights.

**Kitchen**
9'4 x 20'2
Fitted with a modern range of wall and base units with worktops over, stainless steel sink unit with drainer and mixer taps, integral double cooker, integral single cooker with microwave over, five ring gas hob with extractor hood over, plumbing for a dishwasher, inset spot lights to the ceiling, tiled flooring, window to the rear aspect, TV Aerial point, featured archway opening into the:-

**Snug**
13'9 x 9'10
Fitted with uPVC French doors leading to the conservatory and uPVC sliding door to the rear garden. Tiled flooring. Tv aerial points.

**Conservatory**
16'0 x 9'4
Glass pitched roof, French double patio doors to rear into garden, dual aspect windows, tiled flooring.

**Downstairs WC**
4'7 x 8'8
Fitted with a push flush wc and a wall mounted wash hand basin with chrome mixer tap. 'Ideal' gas combi boiler. Part tiled walls. Frosted uPVC window to side aspect. Plumbing for washing machine.

**Landing**
9'7 x 6'11
Loft access with pull down ladder.

**Bedroom 1**
10'8 x 12'11
Double bedroom, built in wardrobes, window to the rear aspect overlooking the garden, telephone point.

**Bedroom 2**
9'5 x 10'11
Double bedroom, TV Aerial point, window to the front aspect.

**Bedroom 3**
10'6 x 8'11
Double bedroom, TV Aerial point, window to the front aspect.

**Bedroom 4**
8'3 x 7'1
Built in storage cupboard, window to the side aspect.

## Bathroom
8'2 x 7'0
Fitted with a modern three piece suite comprising shower enclosure with mains shower over, double sinks set into vanity unit with mixer tap, close coupled w.c., inset spotlights to the ceiling, tiled splash backs.

## Garden
The property is fronted by a lovely lawned garden with well tended trees and shrubs. To the rear of the property you will find a beautifully enclosed garden which is laid to lawn and features a colourful variety of plants, trees and shrubbery to the borders. There is a feature pergola located at the rear of the garden with stepping stones that lead to a secluded seating area overlooking the peaceful open views. There is a spacious paved patio outside of the dining room and a timber gate to the side of the property provides access to the front garden. There is also a featured Summerhouse located to the rear.

## Driveway
Sizeable driveway providing off street parking for several vehicles.

## Garage
Up and over door, power and lighting, pedestrian door to side aspect.

## 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

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

## Viewing Arrangements
Viewing by Appointment through Choice Properties Mablethorpe on 01507 472016.

## Opening Hours
Monday to Friday 9.00am to 5.00pm
Saturday 9.00am to 3.00pm

## 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.













Our Kitchen
OPEN















LAUNDRY













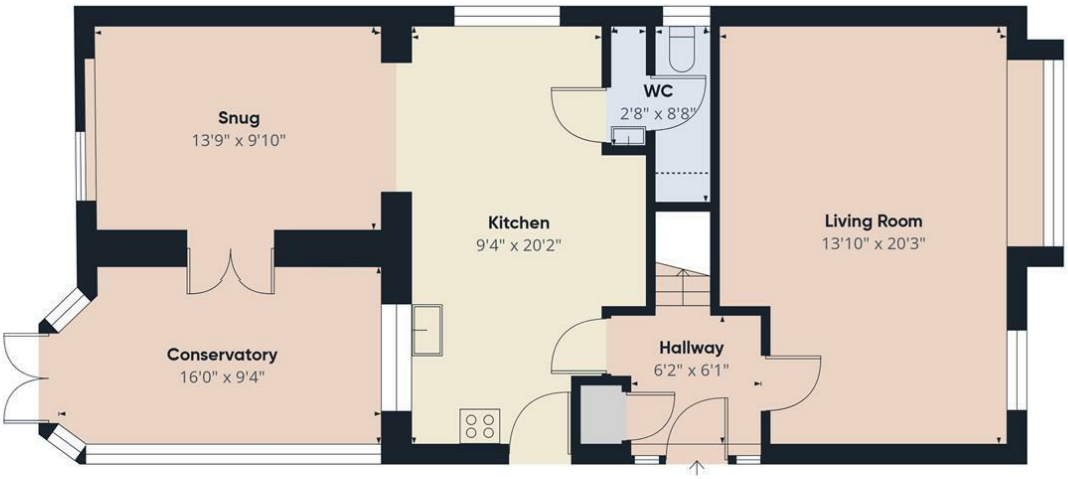













Floor 0




Floor 1

**Approximate total area**(1)

1412 ft²

**Reduced headroom**

5 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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 north along Victoria Road, at the traffic lights turn left onto the High Street, carry on past the CO-OP supermarket, past the Police Station and turn left opposite the Primary School onto Church Road. Take your second left onto Church Lane and number 92a can be found towards the end of this road on your right hand side.

