



# CHOICE PROPERTIES

## *Estate Agents*

16 Alford Road,  
Mablethorpe, LN12 1EU

Price £259,950



Choice Properties are delighted to bring to the market this three bedroom semi-detached house, situated in a sought after location, just a short distance from the local amenities and Mablethorpe's award winning beaches. The property further benefits from two reception rooms, driveway with garage and privately enclosed garden to the rear. Early viewing is highly advised!

Offering generously proportioned rooms throughout, the well laid out accommodation comprises:-

### **Hallway**

5'10" x 10'2"

Staircase leading to first floor landing. Upvc entrance door. Under stair storage cupboard. Radiator. Power points. Opening to dining room. Opening to living room.

### **Reception room**

14'8" x 12'10"

With large walk in Upvc double glazed bay window to front aspect. Feature fireplace. Radiator. Power points. Tv aerial point.

### **Kitchen**

12'1" x 8'11"

Fitted with wall and base units with work surfaces over. Two large Upvc double glazed windows to the side aspect. Integral oven. Four ring gas hob with pull out extractor hood over. Single bowl stainless steel sink with mixer tap and drainer. Part tiled walls. Space for fridge freezer. Radiator. Power points. Opening to storage cupboard. Opening to utility.

### **Utility room**

9'7" x 5'10"

Fitted with base units with work surfaces over. Dual aspect double glazed windows. Plumbing for washing machine. Space for dishwasher. Extractor. Single bowl stainless steel sink with mixer tap and drainer. Upvc door leading to garden. Radiator. Part tiled walls.

### **Dining room**

11'10" x 12'10"

With large Upvc window to side aspect. Radiator. Space for dining room table. Power points.

### **W.c.**

6'1" x 2'7"

Fitted with a low level wc. Frosted window to rear aspect.

### **Landing**

8'4" x 7'2"

Internal doors to all first floor rooms. Access to loft via loft hatch.

### **Bedroom 1**

11'11" x 12'10"

Double bedroom with large upvc window to front aspect. Radiator. Power points.

### **Bedroom 2**

16'0" x 9'1"

Double bedroom with dual aspect upvc windows. Power points. Radiator.

### **Bedroom 3**

9'6" x 9'11"

Double bedroom with uovc window to side aspect. Power points. Radiator.

### **Driveway**

Paved driveway providing off road parking for multiple vehicles including a caravan/motorhome.

## **Garage**

24'10" x 9'8"

Spacious garage fitted with power and lighting.

## **Garden**

To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries. The garden is adorned with a variety of plants, trees and shrubbery to the borders. A paved footpath provides access to the Greenhouse and Summerhouse. Timber gates to the side provide access to the front of the property.

## **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 B.

## **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.

## **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.

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.









# Directions

From our Mablethorpe office head north along Victoria Road (A52). At the junction turn left on to the High Street. Continue on the High Street and after passing the Primary School on your right hand side, the property can be found 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			(92 plus) A		
(81-91) B			(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

