



# CHOICE PROPERTIES

## *Estate Agents*

71 Victoria Road,  
Mablethorpe, LN12 2AF

Reduced To £159,950



Choice Properties are delighted to offer for sale this expansive and well laid out 6 bedroom semi-detached house, situated just a short walk from the local amenities and Mablethorpe's award winning beaches. The property further benefits from two reception rooms, generously sized garden to the rear and has substantial potential to create your own dream home. Early viewing is highly advised.

Offering generously proportioned rooms throughout with a flexible layout, the property comprises:-

### **Hallway**

23'4" x 5'9"

Staircase to the first floor, featured panelling to the walls, wall mounted fuse box.

### **Reception room**

13'4" x 13'3"

Abundantly light and airy reception room, TV Aerial point, telephone point, fireplace set into featured tiled surround with wooden mantle.

### **Dining room**

12'4" x 9'0"

Abundantly light, ample space for a dining table.

### **Kitchen**

13'9" x 12'3"

Fitted with a range of wall and base units with worktops over, one and a half bowl resin sink unit with drainer and stainless steel mixer tap, wall mounted boiler, hot water cylinder, space for fridge/freezer, tiled flooring, door to:-

### **Utility room**

8'00" x 5'4"

Fitted with wall units, plumbing for a washing machine.

### **Lean to**

17'2" x 5'1"

Brick built lean to with tiled flooring, door to:-

### **Rear Porch**

5'1" x 5'3"

With pedestrian door to the side aspect providing access to the rear garden.

### **Landing**

12'0" x 5'8"

Two loft hatches, doors to bedrooms and bathroom.

### **Bedroom 1**

12'11" x 11'7"

Remarkably spacious double bedroom, door to:-

### **En-suite W.c.**

4'6" x 3'0"

Fitted with a two piece suite comprising pedestal wash hand basin with single taps, close coupled w.c., tiled walls.

### **Bedroom 2**

13'4" x 12'2"

Spacious double bedroom.

### **Bedroom 3**

13'4" x 11'8"

Spacious double bedroom.

### **Bedroom 4**

13'0" x 11'7"

Spacious double bedroom.

### **Bedroom 5**

9'1" x 6'6"

Single bedroom/ Ideal office space.

### **Bedroom 6**

10'4" x 5'7"

Single bedroom/ Ideal office space.

### **Bathroom**

9'1" x 6'0"

Fitted with a three piece suite comprising panelled bath with mixer taps and electric shower over, pedestal wash hand basin with single taps, close coupled w.c, partly tiled walls, extractor fan.

### **Garden**

To the rear of the property you will find a generously sized garden which is privately enclosed with fencing to the boundaries. The garden is split into two sections and is both gravelled and lawned. A gate to the side of the property provides access to the front.

### **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**

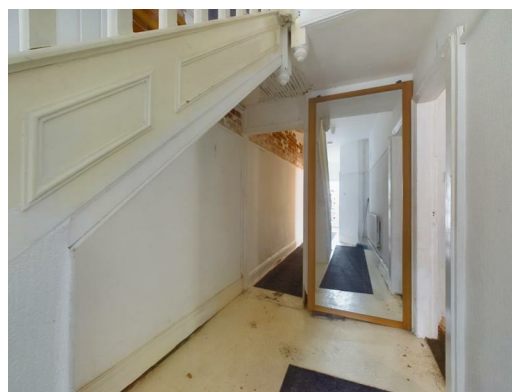
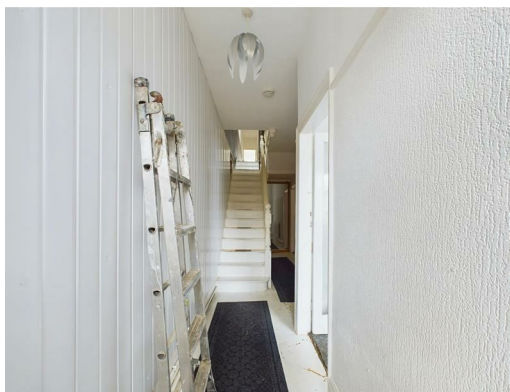
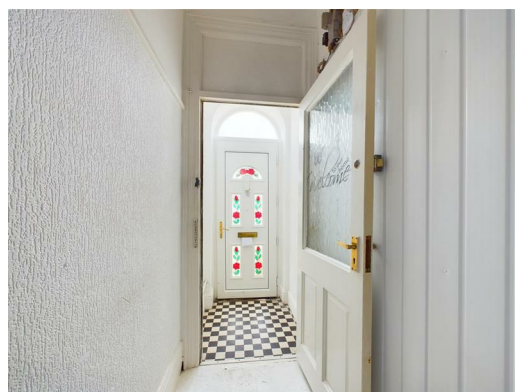
By appointment through Choice Properties on 01507 472016.

### **Opening hours**

Monday to Friday 9.00 a.m to 5.00 p.m.

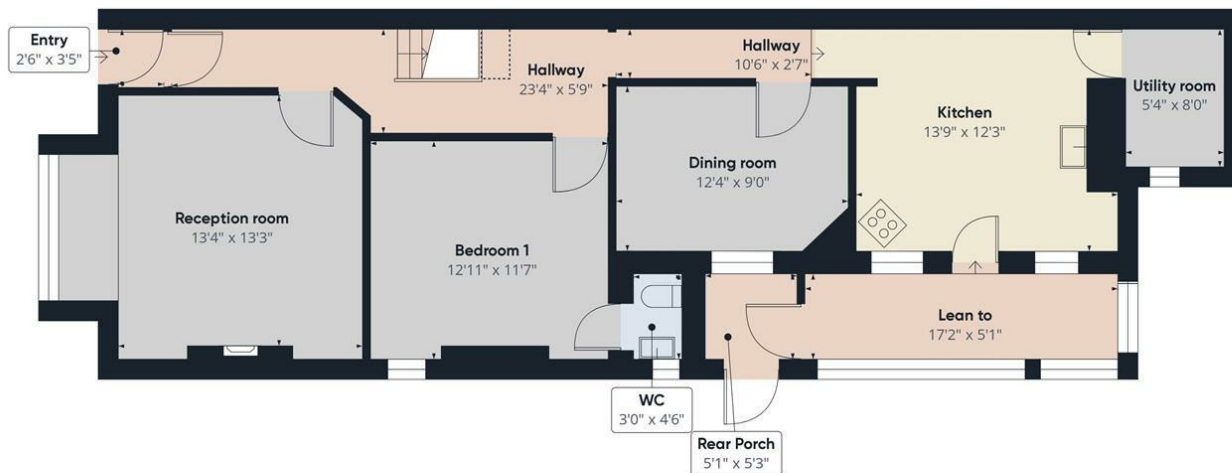
Saturday 9.00 a.m. to 3.00 p.m.

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.









Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
1684.01 ft<sup>2</sup>

**Reduced headroom**  
3.98 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.

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# Directions

From our Mablethorpe office head along Victoria Road towards The Eagle Hotel. Number 71 can be found about half way down on your left 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                                         |         |           |

