CHOICE PROPERTIES

Estate Agents

2 Freemans Orchard, Mablethorpe, LN12 1BT

Price £150,000

Choice Properties are excited to introduce to the market this two bedroom semi-detached house, situated with close proximity to both the local amenities and the golden sandy beaches of Mablethorpe. Offering a privately enclosed garden the rear and off road parking, early viewing is advised, with the property being further offered with no onward chain.

The generously proportioned accommodation benefits from a mains gas central heating system, uPVC double glazing throughout and comprises:-

Entrance Hall
6'08" x 10'09"
Front uPVC door leading into the entrance hall; housing the wall mounted consumer unit and featuring stairs to the first floor and doors to:

Kitchen
6'09" x 10'10"
Fitted with a range of wall and base units with worktop over, one bowl stainless sink with drainer and single hot and cold taps, four ring gas hob with extractor hood over, space for a freestanding fridge/freezer, space and plumbing for a washing machine, partly tiled walls and the kitchen also houses the wall mounted 'Buderus' combination boiler; supplying both the central heating and hot water systems.

Reception Room
14'00" x 15'03"
With laminate flooring, a TV aerial, telephone point, under-stair storage cupboard and a uPVC door to the rear garden.

WC
2'07" x 4'09"
Fitted with a WC with dual flush button, corner hand wash basin with single hot and cold taps and a tiled splashback, and an extractor fan.

Landing
5'07" x 13'01"
With a built in storage cupboard and doors to:

Bedroom 1
7'06" x 15'03"
Double bedroom fitted with a telephone point.

Bedroom 2
13'11" x 10'10"
Double bedroom fitted with a TV aerial and telephone point, and providing access to the loft.

Bathroom
6'01" x 6'03"
Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps and electric 'Triton Enrich' shower over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, partly tiled walls, an extractor fan and shaver point.

Driveway
Block paved driveway providing off road parking for several vehicles.

Garden
To the rear of the property you will find a privately enclosed garden, mainly laid to lawn. The rear garden additionally features two useful timber sheds as well as areas laid either shingle, ideal for potted plants.

Tenure
Freehold.

Viewing arrangements
By appointment through Choice Properties on 01507 472016.

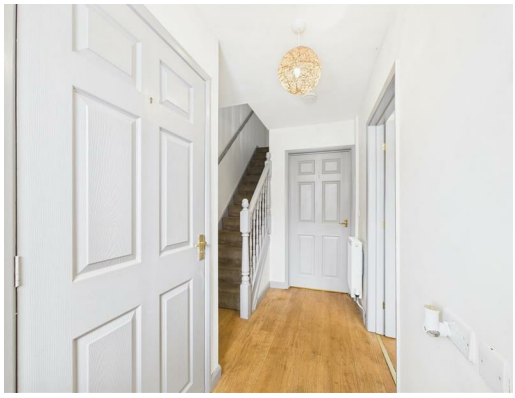
Opening hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

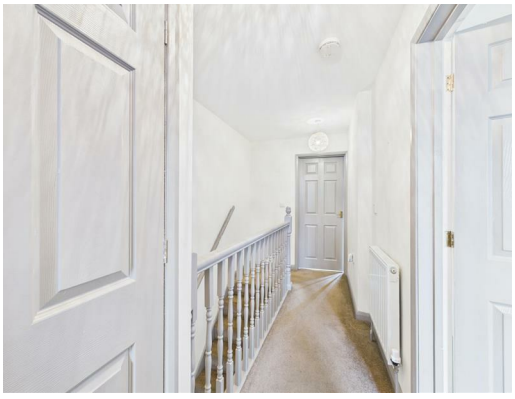
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you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

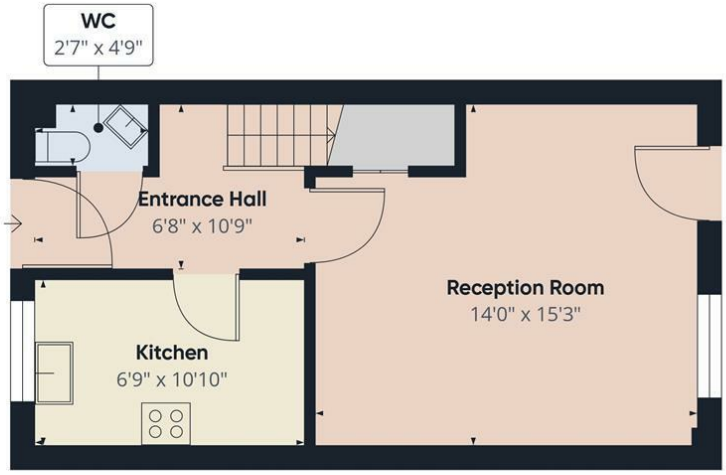
Council tax band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

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

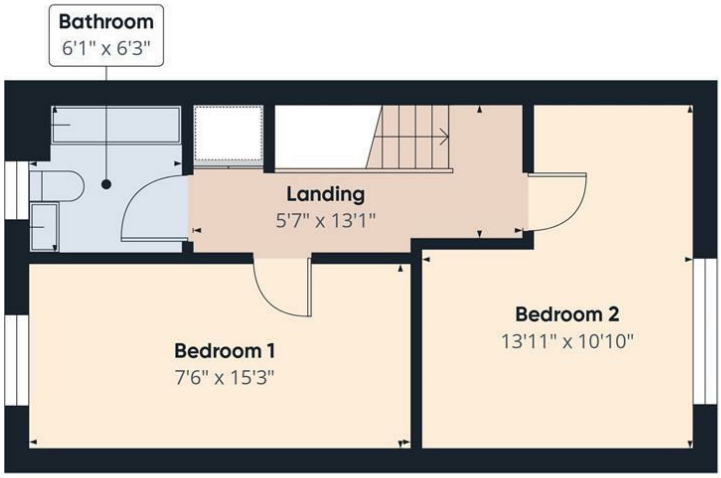
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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(1)

692 ft²

(1) Excluding balconies and terraces

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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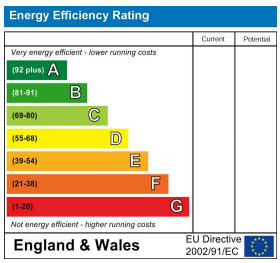
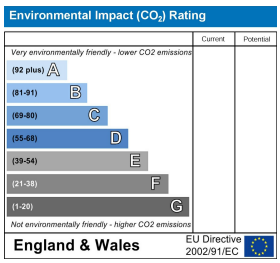
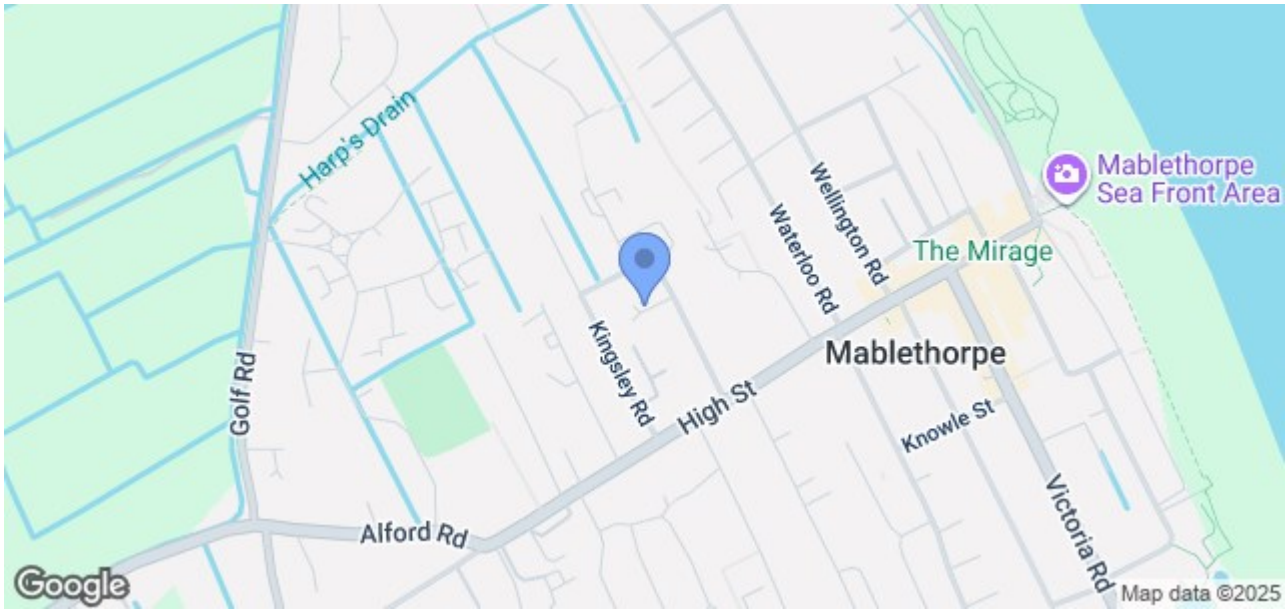
Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street, take your fourth right into Alexandra Road. Freemans Orchard is the 1st turning on the left hand side, number 2 can be found on your right hand side as you enter the close.