



CHOICE PROPERTIES

Estate Agents

Beach Lodge Queens Park Close,
Mablethorpe, LN12 2AS

Price £499,950



Located in a fabulous and rare to find sea front position, Choice Properties are delighted to bring to the market this spacious five bedroom link detached house with incredible sea views. This impressive and unique property has been stylishly refurbished throughout and additionally boasts lovely views across Queens Park Lake from the roof terrace and is set within a small, private gated development with direct access to the beach. Offering a garage and fantastic spa room, this impressive and special property is a must view!

Offering high ceilings and remarkably spacious rooms the well designed and beautifully presented accommodation comprises:

Entrance Porch

6'03" x 8'02"

With double opening 'French' doors into the entrance porch. Double opening 'French' doors to:

Entrance Hall

7'10" x 5'10"

With a hatch into the study and doors to:

Reception Room

7'10" x 18'05" extending to 14'06" x 20'09"

Light and airy reception room, benefiting from a large bay window to front aspect and fitted with a marble effect fireplace hearth and mantle, TV aerial and door to:

Rear Lobby

5'03" x 2'10"

Door to:

Kitchen/Dining Room

7'08" x 8'03" extending to 11'11" x 21'03"

L-shaped Kitchen/Dining Room fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, integral dishwasher, space for a freestanding 'Range' style cooker with a stainless steel extractor hood over, integral fridge, plastic splashbacks, space for a dining table, rear uPVC door and door to:

Pantry

9'02" x 5'11"

Providing ample storage space with a range of shelving and space for a freestanding fridge/freezer and freestanding chest freezer.

Hall

Grand and open hallway with a built in storage cupboard (measuring 5'01" x 3'05"). Doors to:

Study

9'01" x 8'02"

With shelving for storage and a telephone point.

Laundry Room

8'10" x 14'08"

Spacious laundry room providing space for a tumble dryer, plumbing for a washing machine, shelving for storage and airing washing, rear uPVC door and the laundry room also houses the wall mounted 'Worcester' combination boilers - one for the central heating and one for the hot water plus high pressure hot water tanks.

Sitting Room

21'00" x 17'07"

Providing an open plan feel with part tiled; part carpet flooring, a TV aerial and uPVC door to front aspect set within one of the three large arches windows, creating a fantastic feature.

Bedroom 5

21'01" x 8'11"

Spacious double bedroom with a built in wardrobe alcove, built in dressing table, TV aerial and door to:

Bedroom 5 En-suite Shower Room

8'6" x 7'10"

Fitted with a three piece suite in a modern wet room design with a mains fed shower, hand wash basin with mixer tap built into vanity and WC with dual flush button, partly tiled walls and tiled flooring, heated towel rail, 'Intervent' extractor fan and shaver point.

Stairway

11'2" x 3'03"

With stairs leading to the first floor.

Landing

15'11" x 7'11"

Spacious landing with double aspect windows, loft access and doors to:

Sea View Lounge

With windows to side aspect overlooking the beautiful beaches of Mablethorpe and the sea, feature wall of windows, Doors to:

Bedroom 1 Dressing Room

8'01" x 4'10"

Windows to side aspect over looking the sea and railing to provide plenty of clothing storage. Opening to:

Bedroom 1

10'02" x 7'10" extending 14'06" x 12'06"

Spacious double bedroom with double opening 'French' doors to side aspect on to the sea front. Door to:

Bedroom 1 En-suite Shower Room

2'06" extending 4'06" x 7'10"

Fitted with a three piece suite comprising a shower cubicle with mains fed shower over and tiled splashbasck, hand wash basin with mixer tap and WC with dual flush button both built into vanity, heated towel rail, light with shaver point and 'Intervent' extractor fan.

Bedroom 2 Lobby

6'04" x 3'06"

Doors to:

Bedroom 2

17'04" x 10'06"

Spacious double bedroom with a TV aerial, uPVC door leading out on to the roof terrace and built in double wardrobe (measuring 2'00" x 3'04") with railing.

Bedroom 2 En-suite Shower Room

6'04" x 6'10"

Fitted with a three piece suite comprising a corner shower cubicle with mains fed shower over, pedestal hand wash basin with mixer tap and WC with dual flush button, tiled splashback, light with built in shaver point, heated towel rail and 'Manrose Quiet' extractor fan.

Bedroom 3

16'07" x 10'07"

Spacious double bedroom with a TV aerial, two large windows overlooking the lake, door to:

Bedroom 3 En-suite Shower Room

2'06" extending to 5'00" x 6'11"

Fitted with a three piece suite comprising a shower cubicle with a mains fed shower over, hand wash basin with mixer tap and WC with dual flush button both built into vanity, heated towel rail, 'Primeline' extractor fan and a light with a built in shaver point.

Bedroom 4 Lobby

4'08" x 9'05"

Doors to:

Bedroom 4 Dressing Area

6'00" x 3'11"

With railing for clothing storage and access to loft.

Bedroom 4 En-suite Bathroom

9'05" x 11'03"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap and shower attachment, hand wash basin with mixer tap built into vanity and WC with cistern lever, tiled splashbacks and a 'Manrose Quiet' extractor fan.

Bedroom 4

14'07" x 15'04"

Spacious double bedroom with a TV aerial and uPVC door to the roof terrace.

Roof Terrace

Roof terrace laid with artificial grass and boasting superb lake views. The roof terrace also has a path to the sand dunes which leads to the beach.

Garage

15'06" x 9'03" extending 22'03" x 18'08"

Timber built garage with two sets of double opening timber doors and two side windows.

Driveway

Gravelled driveway providing ample parking with spacious patio area.

Spa Room

18'6" x 23'6"

Housing the 6 metre luxury swim spa, with a raised; decked seating area, polycarbonate roof and doors out on to the driveway and into the garage and towards the sitting room/dining room.

Location

Beach Lodge is located within a private gated development of only three properties tucked away at the top of a sweeping driveway. The development offers views across Queens Park Lake to one side and has direct access straight onto the beach to the other side.

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,

Tedder Hall,

Manby Park,

Louth,

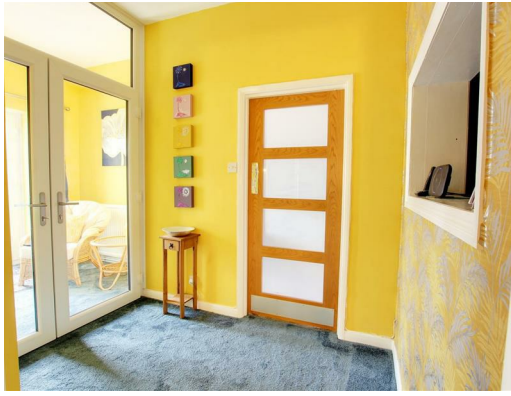
LN11 8UP

Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

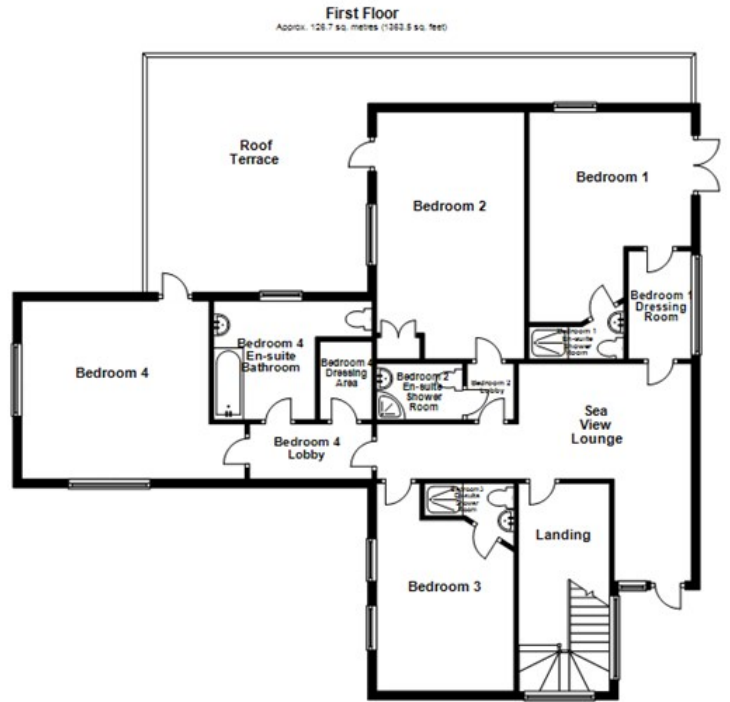
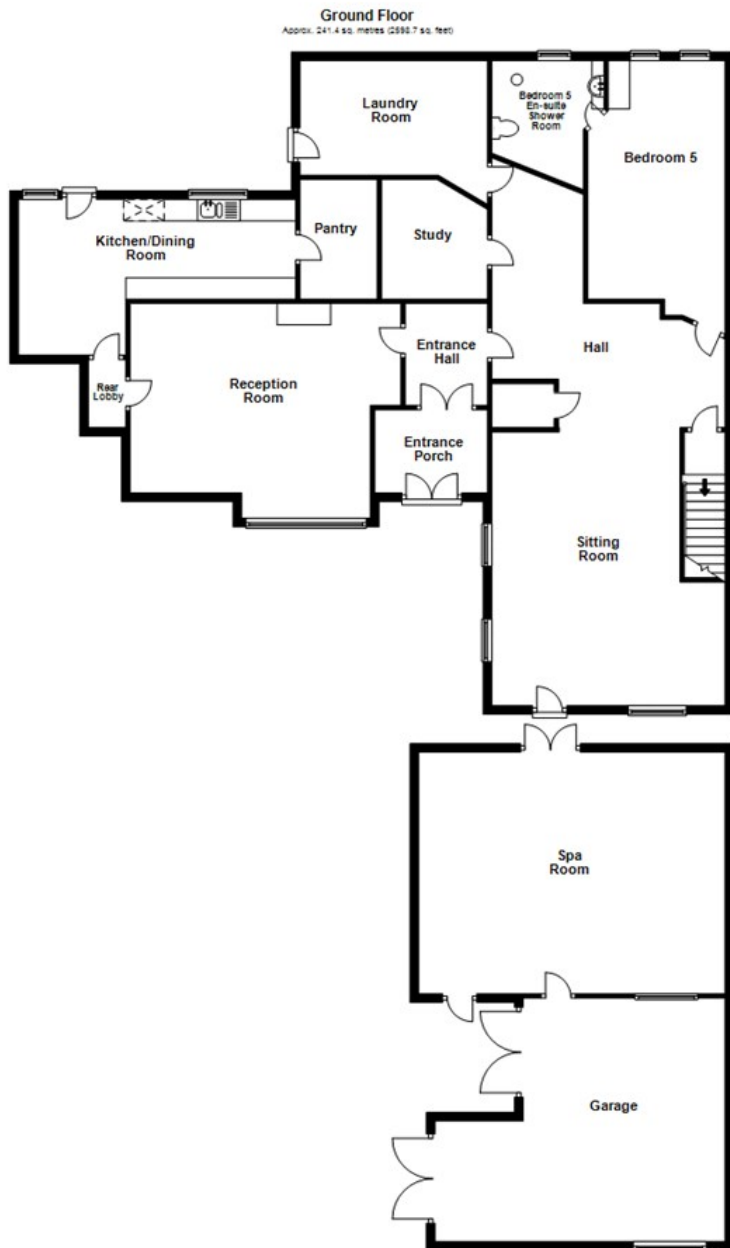
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - to be confirmed.

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.









Total area: approx. 368.1 sq. metres (3962.2 sq. feet)

Directions

From our office head south along Victoria Road in the direction of Sutton on Sea, at the Eagle Hotel follow the road round to the left and the flats can now be seen directly in front of you. Take the next road to the left which is Queens Park Close and Beach View can be found within a small gated development a short way along on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

