



# CHOICE PROPERTIES

*Estate Agents*

124 High Street,

Mablethorpe, LN12 1DG

Reduced To £155,000



Choice Properties are proud to offer for sale this spacious four bedroom terrace house located just a stones throw away from Mablethorpe's award winning beaches and all the local amenities. The property further benefits from two reception rooms, large breakfast kitchen and has an attractive and generously sized garden to the rear. Viewing is most highly advised to appreciate the accommodation on offer. Please note there is no onward chain.

Offering generously proportioned rooms throughout with a light and airy ambiance and boasting the original pine doors, the beautifully maintained accommodation comprises:-

### **Entrance Hall**

23'3" x 5'7"

Stair case to the first floor, under stairs storage cupboard, wall mounted thermostat controls.

### **Reception Room**

12'11" x 13'0"

Bay window to front aspect providing ample lighting, feature fireplace with tiled surround, TV Aerial point, telephone point, cupboard housing the wall mounted consumer unit.

### **Dining Room**

11'11" x 10'8"

Open feature fireplace, plenty of space for a dining table, original featured tiles.

### **Kitchen**

15'11" x 9'11"

Fitted with a range of wall and base units with worktops over, one bowl stainless steel sink unit with drainer and mixer taps, cooker point, built in storage cupboards, partly tiled walls, space for a dining table, triple aspect windows, pedestrian door to the side aspect leading out onto the rear garden.

### **Landing**

Spacious landing, doors to bedrooms and shower room.

### **Bedroom 1**

11'11" x 10'10"

Spacious double bedroom with built in storage wardrobes,

### **Bedroom 2**

13'1" x 9'8"

Double bedroom.

### **Bedroom 3**

13'1" x 6'10"

Double bedroom.

### **Bedroom 4**

7'10" x 9'11"

Spacious single bedroom.

### **Shower Room (Downstairs)**

10'7" x 5'7"

Fitted with a three piece suite comprising walk in shower with mains shower over, wash hand basin with mixer taps set into vanity unit, plumbing for a washing machine.

### **Shower Room (Upstairs)**

7'9" x 5'6"

Fitted with a three piece suite comprising shower cubicle with main shower over, pedestal wash hand basin with mixer taps, w.c., tiled splash backs.

### **Garden**

To the rear of the property you will find a spacious and attractive garden which is adorned with a colourful variety of established plants, trees and shrubbery throughout. There are several secluded seating areas, ideal for soaking up the sunshine and outdoor entertainment. The garden is secured with timber fencing to the boundaries.

## **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 A.

## **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**

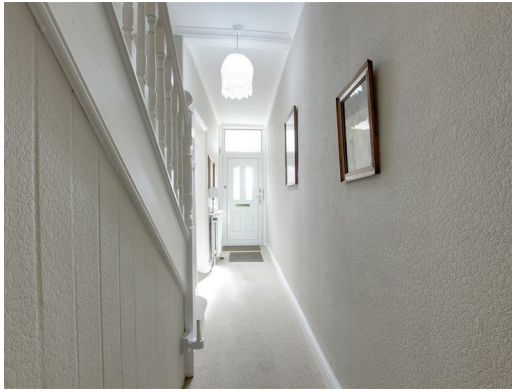
By appointment through Choice Properties on 01507 472016.

## **Opening hours**

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

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

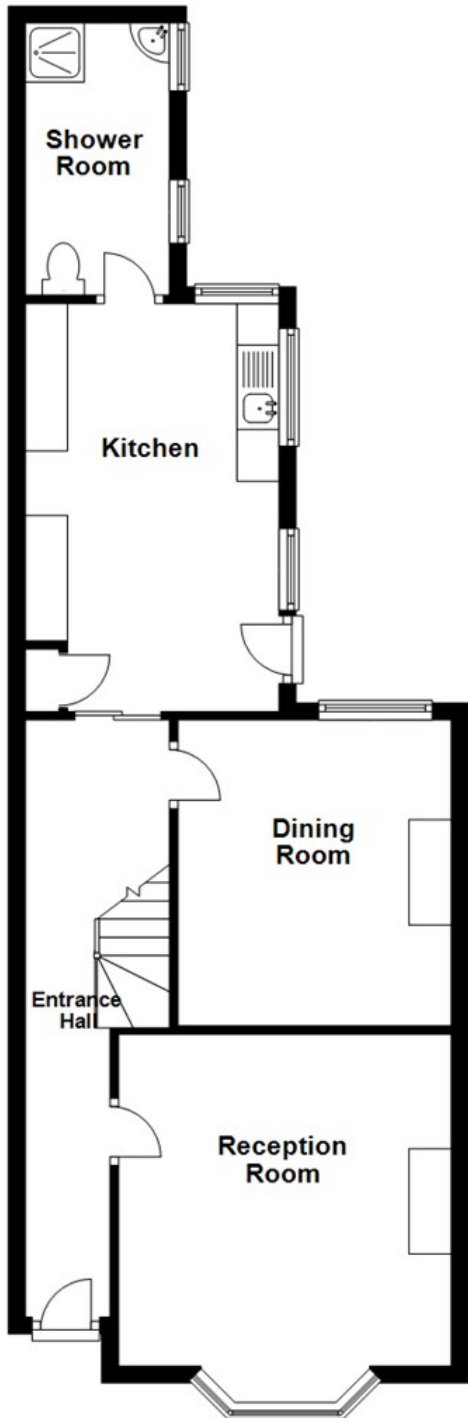
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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



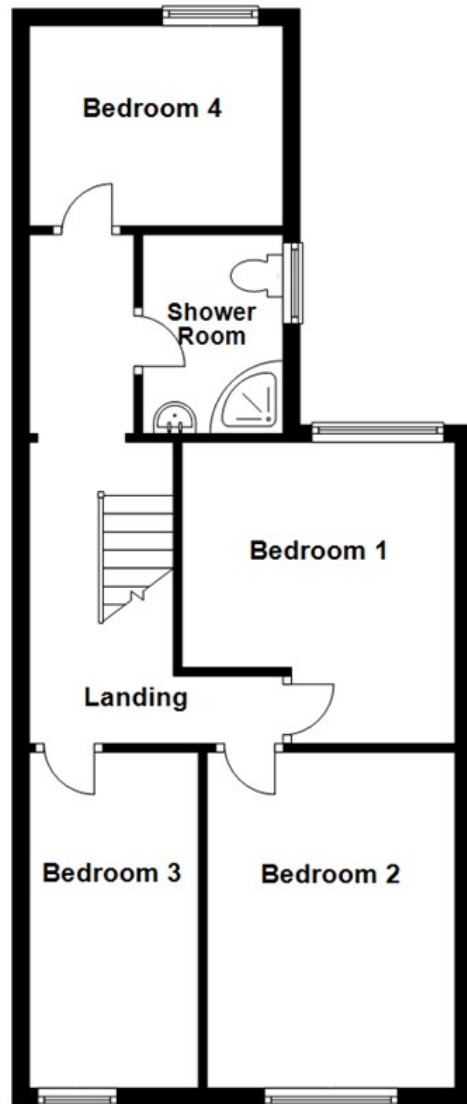




**Ground Floor**



**First Floor**



# Directions

From our office head north along Victoria Road, at the traffic lights turn left onto the High Street and number 126 is located about halfway along opposite the Lidl supermarket.

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			
England & Wales		57	69
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

