



CHOICE PROPERTIES

Estate Agents

127 Victoria Road,
Mablethorpe, LN12 2AL

Price £225,000



Choice Properties are delighted to bring to the market this spacious five bedroom semi detached house with two reception rooms. This expansive and characterful property offers access onto Queens Park Lake and is conveniently located close to the beach and town centre.

Offering generously proportioned rooms throughout, the accommodation comprises:

Hallway

29'0" x 6'7"

Featuring the wall mounted 'Honeywell' thermostat and side access to the rear garden.

Reception Room

12'11" x 13'0"

Bay window to front aspect, gas fire set in tiled surround, TV aerial and telephone point.

Sitting Room

13'1" x 11'0"

Gas fire set in the original tiled surround with a marble mantle and additionally benefits from dual aspect windows.

Kitchen/Diner

24'10" x 11'5"

Fitted with base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, with space for a freestanding fridge/freezer, electric cooker with four ring hob and grill, tumble dryer and plumbing for a washing machine. The kitchen also houses the wall mounted 'Ideal' combination boiler, and further features a gas fire, two built in storage cupboards; measuring 1'09" x 2'09" a piece, TV aerial and telephone point.

Shower Room

5'1" x 7'0"

Fitted with a three piece suite in a wet room design comprising of electric 'Mira Advance' shower, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, predominantly tiling to the walls, extractor fan and a heated towel rail.

Landing

41'10" x 5'6"

Featuring a built in double storage cupboard and access to the loft.

Bedroom 1

13'0" x 17'4"

Spacious double bedroom benefitting from dual aspect windows, a built in storage cupboard and telephone point.

Bedroom 2

13'1" x 11'0"

Spacious double bedroom with a built in storage cupboard.

Bedroom 3

9'1" x 7'0"

Double bedroom.

Bedroom 4

10'2" x 7'10"

Double bedroom with ceramic basin with drainer.

Bedroom 5

9'9" x 7'10"

Double bedroom.

Bathroom

4'11" x 7'10"

Fitted with a cast iron bath tub with single hot and cold taps and a square wall

WC

2'9" x 5'8"

WC with pull chain cistern.

Driveway

Providing off road parking.

Garden

The property is fronted by a garden featuring attractive plants and shrubs. To the rear of the property you will find a sizeable and privately enclosed garden which has been paved for ease of maintenance and also features a useful shed and greenhouse. There is also a gate at the rear of the garden which leads onto Queens Park Lake.

Tenure

Freehold

Council Tax

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 D, which will work out at £1,948.69 this calendar year.

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.

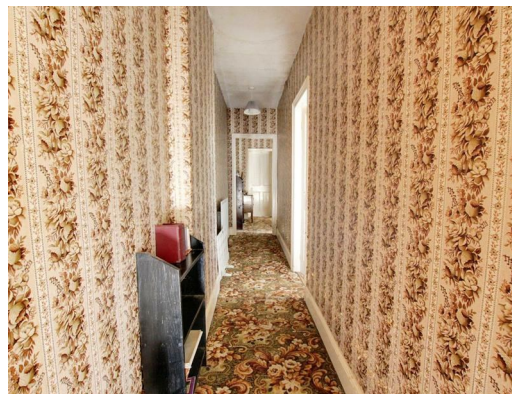
Making an offer

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.

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









Directions

From our Mablethorpe office head south along Victoria Road, Number 127 can be found towards the top of the road on the left hand side.

