CHOICE PROPERTIES

Estate Agents

3 Brickyard Cottages Church Road, Mablethorpe, LN12 2EW

Price £244,950

Choice Properties are delighted to offer for sale this most spacious and impressive four bedroom, two bathroom end terrace house, occupying a pleasant position tucked away from the road, just moments away from the local amenities and golden sandy beaches. Offering generously proportioned rooms throughout and further benefitting from privately enclosed gardens and ample off road parking, early viewing is certainly advised!

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel: (01507) 472016 Email: mablethorpe@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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Benefitting from gas central heating and uPVC double glazing throughout, this impressive accommodation comprises:

Entrance hall
uPVC door leading into the entrance hallway with stairs to the first floor and double opening doors to the:

Reception room
Sizeable reception room benefiting from dual aspect windows and fitted with a multi-fuel stove set in a feature surround with a rustic wooden mantle, TV aerial, wall lighting and a door to the:

Kitchen
Fitted with a range of stylish wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker with extractor hood over, space for a freestanding fridge/freezer, space for a freestanding dishwasher, partly tiled walls and the kitchen also houses the wall mounted 'Baxi' combination boiler; supplying both the central heating and hot water systems. Double opening 'French' doors opening through to:-

Dining room
Light and airy space with ample space for a dining table and fitted with a TV aerial and wall lighting. Sliding door to:-

Utility room
Fitted with a range of base units with worktop over, space and plumbing for a washing machine and doors to:

Shower room
Fitted with a three piece suite comprising a shower cubicle with electric shower over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, heated towel rail, tiled walls and a uPVC cladded ceiling.

Bedroom 4/ office
Currently being used as a home office with an electric radiator, which could easily serve as a further double bedroom if required.

Dressing room
Housing the wall mounted consumer unit.

Bedroom 1
Double bedroom benefiting from dual aspect windows and fitted with an alcove used as a dressing area.

Bedroom 2
Double bedroom.

Bedroom 3
Double bedroom with dual aspect windows.

Bathroom
Fitted with a three piece suite comprising a panelled jacuzzi bath tub with mixer tap, hand wash basin with mixer tap; built into vanity and WC with dual flush button, tiled walls and a heated towel rail.

Driveway
Gravelled driveway providing off road parking for multiple vehicles.

Garage
With an up and over door, power and lighting.

Gardens
The property benefits from a wrap around garden, broken up into different sections, fully enclosed with timber fencing to the boundaries. The gardens are laid with lawn, shingle and also feature a large paved patio seating area, providing the ideal spot for outdoor dining or entertaining. The garden further features from a variety of well established plants, shrubs, trees and hedging.

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

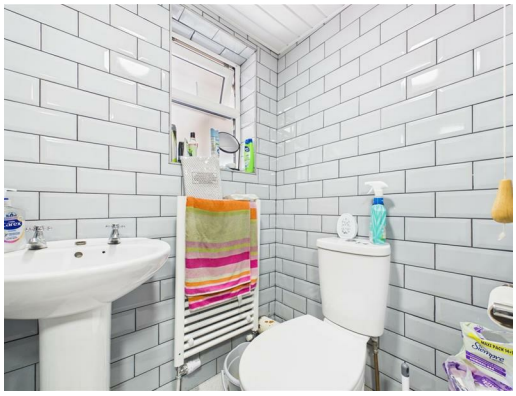
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

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.

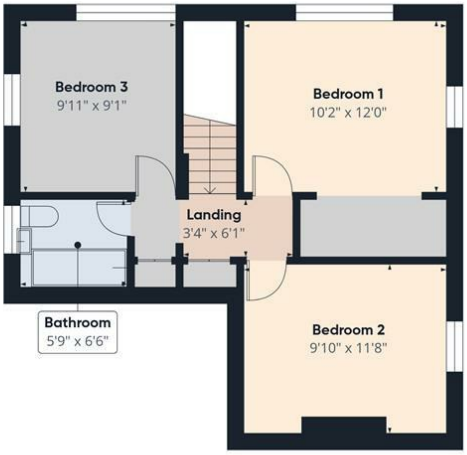
Viewing arrangements
By appointment through Choice Properties on 01507 472016.

Opening hours
Monday - Friday: 9.00am - 5.00pm
Saturday: 9.00am - 3.00pm

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)

1351 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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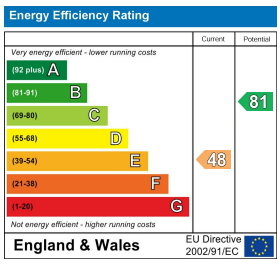
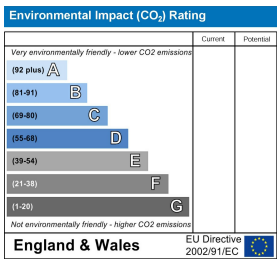
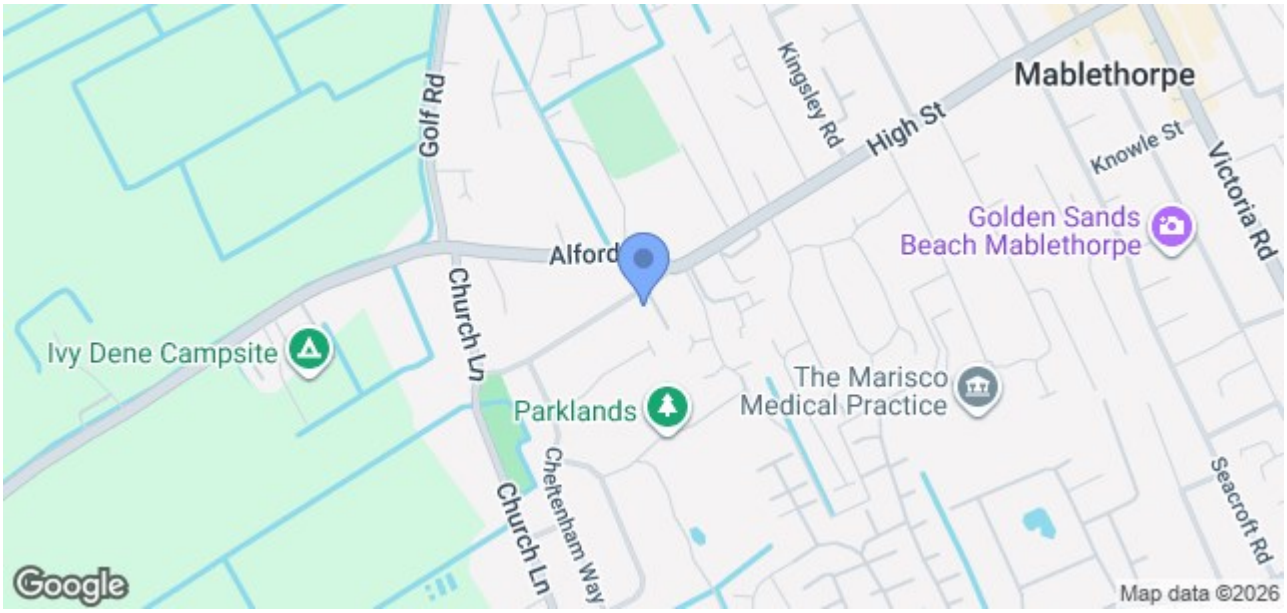
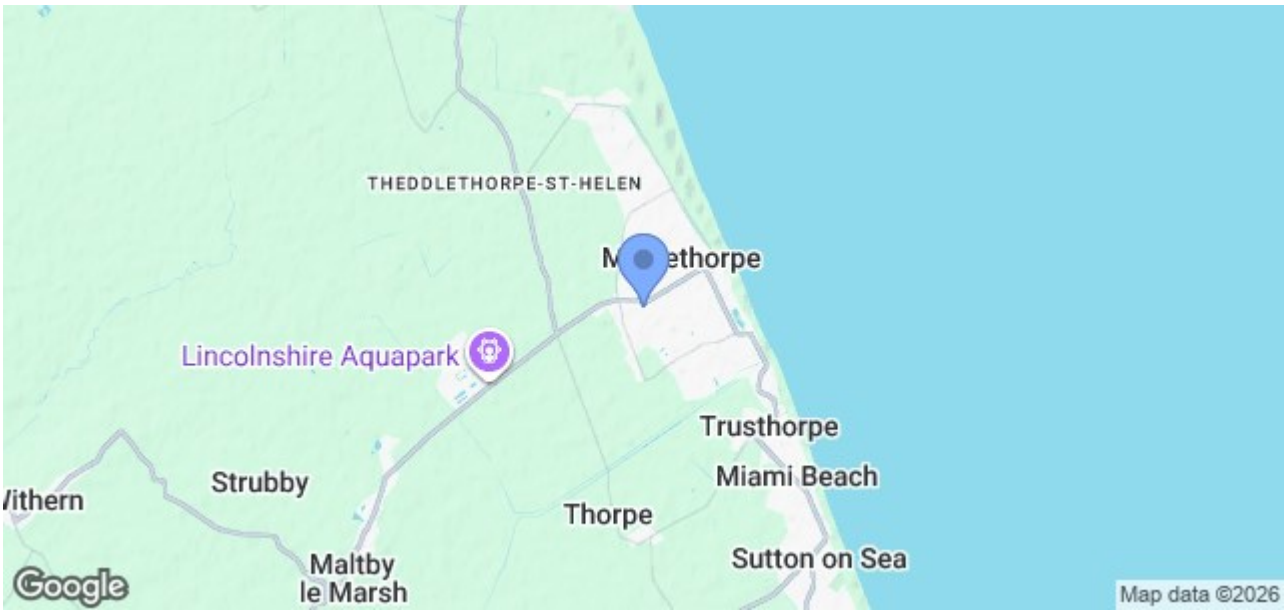
Directions

From our Mablethorpe office head North to the traffic lights. Turn left onto the High Street and carry on until you reach the Primary School. When you reach the primary School take the turn onto Church Road (straight ahead) and Brickyard Cottages can be found almost immediately on your left hand side.