CHOICE PROPERTIES

Estate Agents

47 Tuplin Road, Mablethorpe, LN12 1FE

Offers In Excess Of £220,000

Choice Properties are delighted to bring to the market this most spacious and immaculately presented three bedroom semi detached house. The generously proportioned property offers a privately enclosed garden, off road parking and having only been built in 2023; this property comes with the remainder of the 10-year new homes guarantee. Situated in a convenient location, only a short distance from the beach and local amenities, this fantastic home is not one to be missed.

The abundantly light and bright accomodation benefits from a gas mains central heating system, uPVC double glazing throughout and comprises:-

Entrance Hall
4'02" x 9'07"
Composite front door leading into the hallway; which is fitted with laminate flooring, the wall mounted wireless thermostat, stairs to the first floor and doors leading to:

Kitchen/Dining Room
12'10" x 16'08"
Fitted with a range of stylish wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring gas 'Lamona' hob with stainless steel extractor hood over, double electric oven, space for a freestanding fridge/freezer, space for a tumble machine, plumbing for a washing machine, ample space for a dining table, part tiling to the walls, laminate flooring, door to the spacious storage cupboard and double opening 'French' doors to the garden. The kitchen/dining room also features a cupboard housing the wall mounted combination boiler; supplying both the central heating and hot water systems.

Reception Room
10'10" x 16'07"
Light and airy reception room with double aspect windows to front and side aspect, TV aerial and a telephone point.

WC
2'10" x 5'05"
Fitted with a WC with dual flush button, hand wash basin with single hot and cold taps and a tiled splashback and a 'Monsoon' extractor fan.

Landing
9'08" x 5'07"
Doors to:

Bedroom 1
12'09" x 10'07"
Spacious double bedroom with a built in storage cupboard (measuring 2'10" x 3'02"), a TV aerial, wall mounted wireless thermostat and a door leading to the en-suite shower room.

En-suite Shower Room
7'06" x 4'04"
Fitted with a three piece suite comprising a tiled shower cubicle with a mains fed shower over, pedestal hand wash basin with mixer tap and WC with dual flush button, heated towel rail, part tiling to the walls, shaver point, inset spot lighting and a 'Monsoon' extractor fan.

Bedroom 2
10'11" x 8'09"
Double bedroom with access to the loft.

Bedroom 3
7'05" x 7'06"
Versatile space to be used as a third single bedroom or a home study.

Bathroom
9'04" x 5'08"
Fitted with a three piece suite comprising a panelled 'P' shaped bath tub with mixer tap and mains fed shower over, pedestal hand wash basin with mixer tap and WC with dual flush button, part tiling to the walls, inset spot lighting, heated towel rail, shaver point and a 'Monsoon' extractor fan.

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

Garden
Having recently been landscaped, the rear garden has undergone a number of renovations, and you will find a privately enclosed space with timber fencing to the boundaries, which is mostly laid to lawn. The rear garden additionally benefits from an extended paved patio seating area, timber raised beds and paved stepping stones leading down the garden to the timber decked seating area and the useful timber shed.

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.

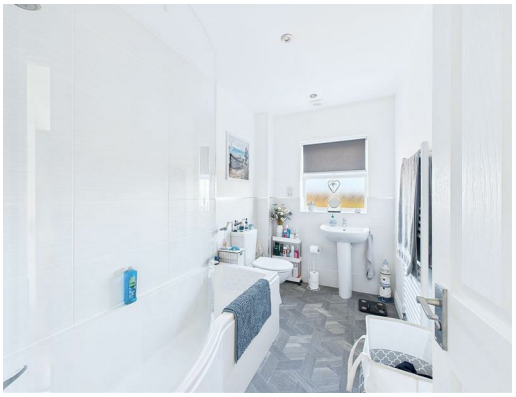
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you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

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.

The beach is
my happy place
Beth



Floor 0

Floor 1

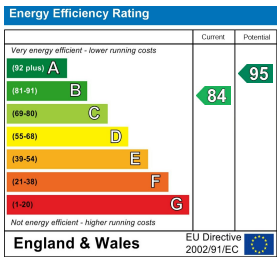
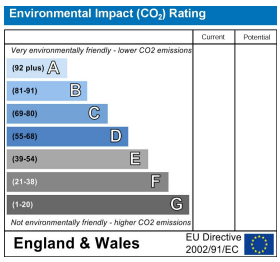
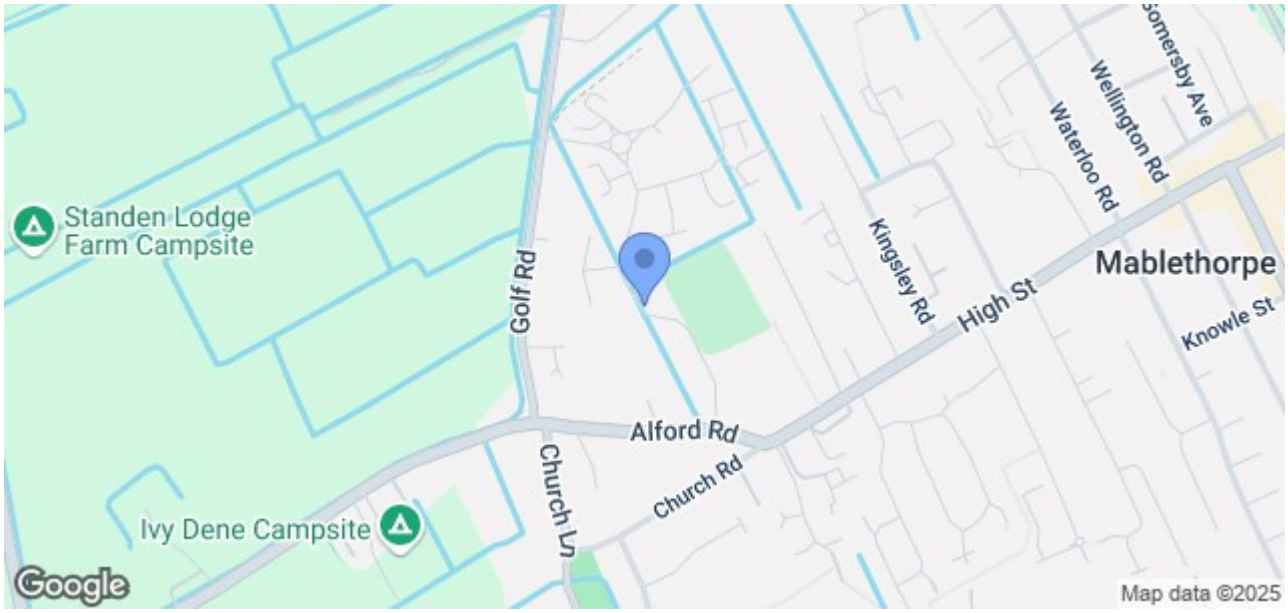
Approximate total area(1)

935.44 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Directions

From our Mablethorpe office head north along Victoria Road to the traffic lights. At the traffic lights turn left onto the High Street. Follow along onto Alford Road and Golf Road can be found to your right. Follow Golf Road and take your second turning on the right into Peter Chambers Way, At the roundabout turn right onto Tuplin Road.