



# CHOICE PROPERTIES

*Estate Agents*

16 The Strand,

Mablethorpe, LN12 1BQ

Reduced To £159,950



**\*\*SIGNIFICANTLY REDUCED BY MOTIVATED SELLERS\*\***  
Choice Properties are delighted to present this spacious three bedroom (one en-suite) semi-detached house with a large garden and occupying an ideal location just moments away from the local amenities and golden sandy beaches of Mablethorpe. Early viewing is advised.

This well laid out internal accommodation comprises:

### **Entrance Hall**

uPVC front entrance door. Staircase to the first floor landing.

### **Reception Room**

12'0" x 13'10"

Gas fire set in feature surround. TV aerial point. Telephone point.

### **Dining Room**

9'5" x 16'11"

Ample space for dining table and chairs. Under stairs storage cupboard.

### **Kitchen**

10'10" x 7'7"

Fitted with wall and base units with work surfaces over, two bowl stainless steel sink unit with mixer tap over, integral electric oven and grill, integral four ring electric hob with extractor over, plumbing for a washing machine. Space for freestanding fridge/freezer. Part tiled walls.

### **Lobby**

2'8" x 8'2"

uPVC door to the garden.

### **Bedroom 3**

13'1" x 8'11"

Spacious double bedroom. TV aerial point.

### **En-Suite**

9'1" x 8'5"

Fitted with three piece suit comprising corner shower enclosure with electric 'Triton' shower over, hand wash basin with separate hot and cold taps over, dual flush wc. Tiled walls and flooring.

### **First Floor Landing**

Loft access. Doors to:

### **Bedroom 1**

12'1" x 13'9"

Very spacious double bedroom. Ample space for freestanding wardrobes.

### **Bedroom 2**

9'5" x 8'1"

Airing cupboard housing the hot water cylinder.

### **Bathroom**

6'7" x 8'6"

Fitted with panelled bath with electric shower over, hand wash basin and wc. Tiled walls.

### **Driveway**

Providing off road parking.

### **Garden**

To the rear of the property is a generously sized, privately enclosed garden with timber fencing to the boundaries. The garden is laid mostly to lawn.

## **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 B.

## **Viewing Arrangements**

Viewing 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**

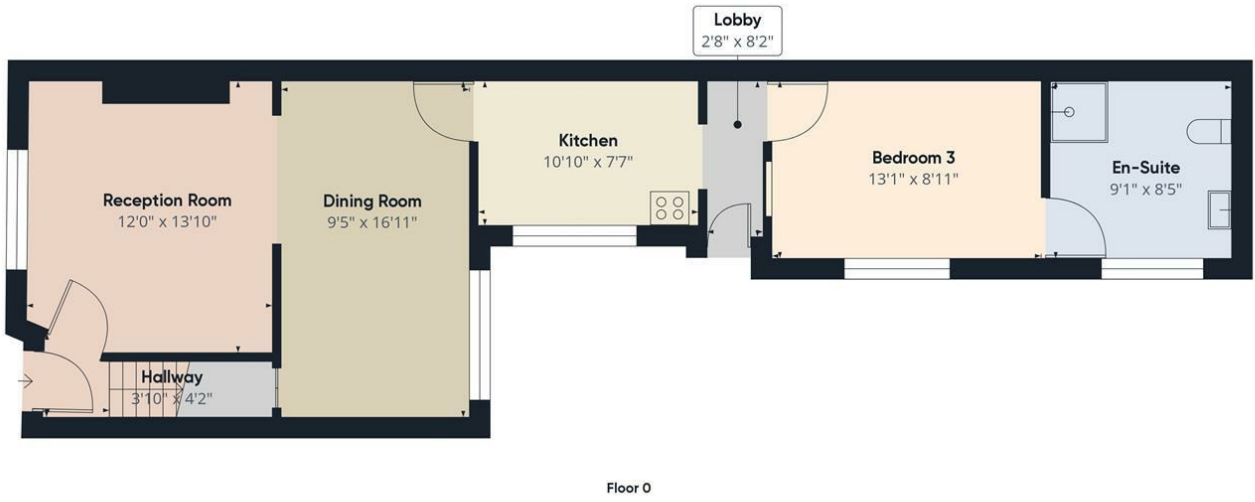
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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







Approximate total area<sup>(1)</sup>  
992.65 ft<sup>2</sup>



(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.

Calculations are based on RICS IPMS 3C standard.

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# Directions

From our office head north along Victoria Road, at the traffic lights turn left onto the High Street, carry on past the CO-OP supermarket, take your next left onto the Strand. The property can be found 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
(55-68) 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	

