



# CHOICE PROPERTIES

*Estate Agents*

5 Grosvenor Road,  
Mablethorpe, LN12 1EL

Price £199,950



Choice Properties are delighted to offer for sale this remarkably spacious five bedroom semi detached house with a fantastic large garden and a driveway providing parking for several vehicles. This fantastic property is located in a convenient position only moments away from the town centre and a short walk from the beach.

Offering generously proportioned rooms throughout, the well maintained accommodation comprises:

### **Hall**

24'09" x 5'08"

Under-stair storage cupboard.

### **Reception room**

13'05" x 13'03"

Feature bay window to front aspect, Telephone point, TV Aerial point.

### **Kitchen**

10'10" x 11'09"

Fitted with a range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, cooker point, space for fridge/freezer, plumbing for a washing machine, space for a tumble dryer, extractor fan.

### **Dining room**

10'02" x 11'09"

Open plan Kitchen/Diner, wall mounted combination 'Valliant' boiler - which is around 8 Years Old.

### **Bedroom 1**

14'01" x 12'00"

Double bedroom, TV Aerial point.

### **Shower room**

5'06" x 11'00"

Fitted with a three piece suite comprising walk in shower with electric 'Mira advance flex shower over', pedestal wash hand basin with single taps, close coupled wc, extractor fan.

### **Hallway**

25'00" x 3'08"

### **Bedroom 2**

13'05" x 18'02"

Double bedroom, access to upstairs kitchen

### **Upstairs kitchen**

6'00" x 12'00"

Fitted with a range of wall and base units with worktops over, stainless steel sink with drainer and mixer tap, space for fridge/freezer, plumbing and space for a washing machine.

### **Bedroom 3**

7'08" x 12'01"

Double bedroom, TV Ariel point.

### **Bedroom 4**

10'04" x 7'08"

Double bedroom, TV Ariel point.

### **Bedroom 5**

10'10" x 6'11"

Double bedroom, TV Ariel point.

### **Bathroom**

7'08" x 4'07"

Fitted with a three piece suite comprising panelled bath with single taps, pedestal wash hand basin with single taps, close coupled wc.

### **Landing**

10'11" x 2'11"

Under-stair storage cupboard, stairway leading to;

### **Loft Room**

15'09" x 12'04"

Double bedroom, double aspect skylight roof windows.

### **Storage**

11'06" x 8'02"

Brick built, window to rear aspect facing into garden, pedestrian door.

### **Driveway**

Spacious driveway providing off street parking for several vehicles.

### **Garden**

To the rear of the property you will find a generously sized garden which is predominately laid to lawn with fencing and brick walls to the boundaries. There is a spacious patio seating area located outside the kitchen/diner and a further paved patio towards the bottom of the garden.

### **Additional note**

There are currently tenants occupying the property so this could be a good rental investment also.

### **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 C

### **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.

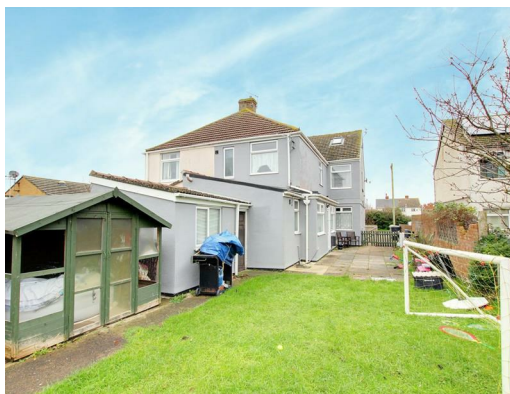
### **Making an offer**

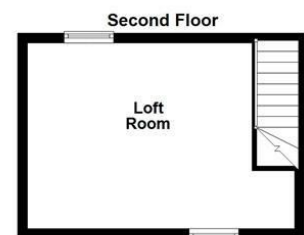
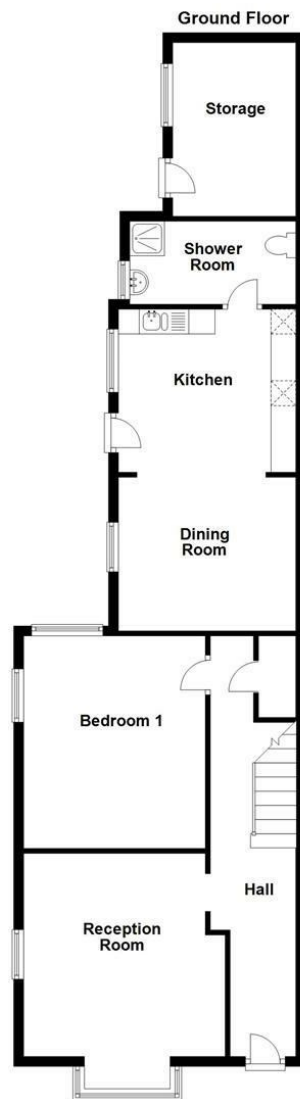
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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







# Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street, take your sixth right into Grosvenor Road.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		75	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

