CHOICE PROPERTIES

Estate Agents

35 Tuplin Road, Mablethorpe, LN12 1FE

Fixed Asking Price £185,000



Choice Properties are delighted to introduce for sale this three bedroom semi-detached house, located within close proximity to the local amenities and golden sandy beaches of Mablethorpe. As part of 'The Sanderlings Development' having been built in 2023; the property also comes with the remainder of a 10-year warranty. Early viewing is most certainly advised.

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

Hallway
5'3"x5'9"
Front composite door leading into the entrance hallway with stairs to the first floor. Radiator. Door to:

Living Room
12'4"x14'5"
Light and airy reception room fitted with a telephone point, TV aerial, full fibre, wall mounted thermostat. Under stairs storage cupboard and a door to:

Kitchen/Diner
15'8"x10'11"
Fitted with a range of stylish wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring gas hob with stainless steel extractor hood over, space for a freestanding fridge/freezer, space and plumbing for a washing machine, partly tiled walls, inset spot lighting, ample space for a dining table and double opening 'French' doors to the garden. The kitchen/dining room also houses the wall mounted combination boiler; supplying both the central heating and hot water systems.

W.C
3'0"x5'3"
Fitted with a WC with dual flush button, hand wash basin, an extractor fan and the WC also houses the wall mounted consumer unit.

Landing
6'2"x8'0"
With loft access, a built in storage cupboard and doors to:

Bedroom 1
9'1"x10'2"
Double bedroom with a built in double wardrobe and TV aerial Power points. Radiator.

Bedroom 2
8'3"x12'9"
Double bedroom. Power points. Radiator

Bedroom 3
7'0"x9'3"
Single bedroom with a built in storage cupboard. Radiator. Power Points

Bathroom
6'2"x7'8"
Fitted with a three-piece suite comprising a panelled bath tub with mains fed shower head over, pedestal hand wash basin with mixer tap and WC with dual flush button, inset spot lighting, partly tiled walls, heated towel rail and a 'Monsoon' extractor fan.

Garden
To the rear of the property you will find, a privately enclosed garden laid mostly to lawn with timber fencing to the boundaries, additionally benefits from a patio seating area, useful composite shed and raised planter beds, displayed an array of well establish plants and shrubs

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

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.

Opening Hours
Mon-Fri 9am-5pm, Saturday 9am-3pm.

Viewing Arrangements
By appointment through Choice Properties on 01507 472016.

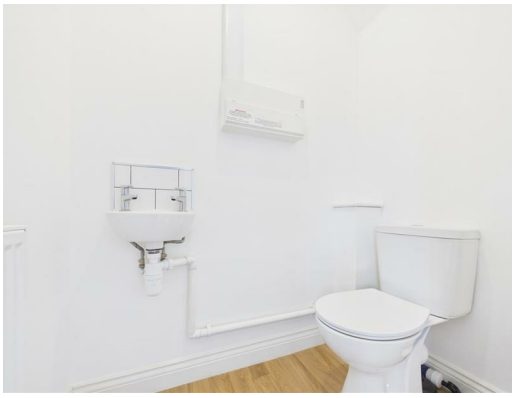
Making an Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together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







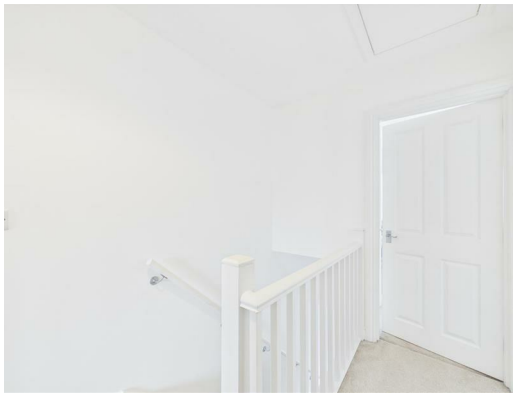
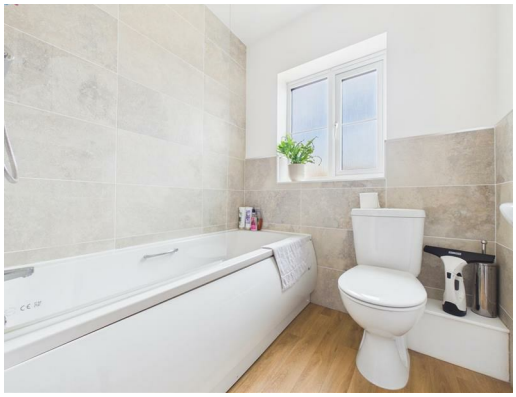


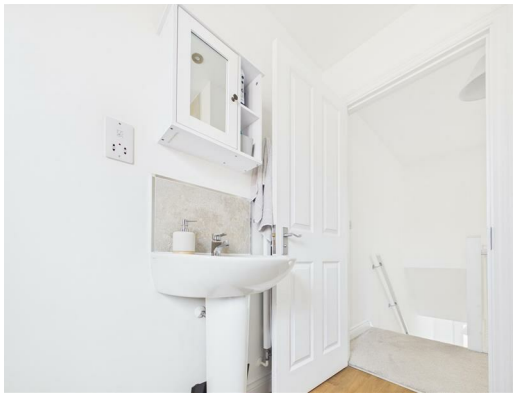








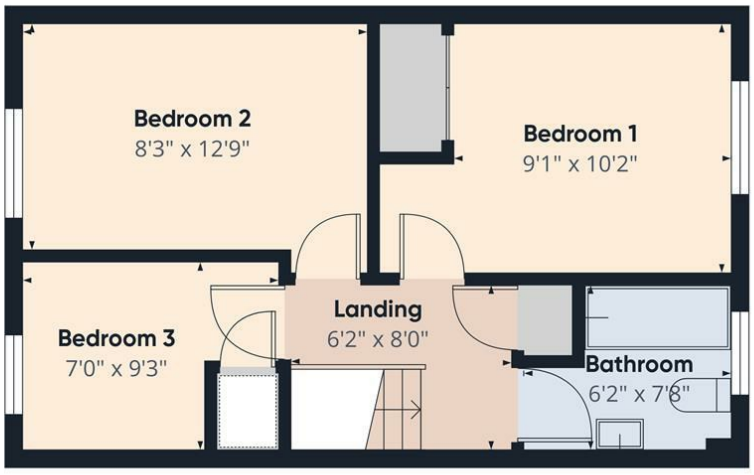








Floor 0



Floor 1

Approximate total area(1)

759 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 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.

