



CHOICE PROPERTIES

Estate Agents

1 Station Villas Station Road,
Theddlethorpe, LN12 1PF

Price £269,950



Choice Properties are delighted to offer for sale this two bedroom semi-detached house, situated in the popular semi-rural village of Theddlethorpe. This unique property is bursting with character and features a sizeable garden to the rear, as well as off road parking and an impressive oak framed open ended carriage store with log store. Early viewing is advised with the property being further offered with no onward chain.

Offering a deceptive amount of internal space, this charming accommodation features an oil fired central heating system, drainage via a septic tank and comprises:-

Entrance Porch

6'05" x 4'11"

Front door leading into the entrance porch with laminate flooring and a door to:

Inner Hallway

Light and airy space with a telephone point and doors to:

Dining Room/Sitting Room

11'10" x 13'02"

Currently used as dining room, with ample space for a dining table and a door to:

Reception Room

11'09" x 12'08"

Fitted with a 'Morso' multi fuel stove set in a feature surround with a tiled hearth and wooden mantle and a TV aerial.

Shower Room

4'10" x 6'02"

Fitted with a three piece suite comprising a shower cubicle with electric 'Triton Enrich' shower over, hand wash basin with single hot and cold taps and WC with cistern lever, laminate flooring and an extractor fan.

Study

Versatile space, providing room for a desk or dining table, with stairs to the first floor.

Inner Lobby

5'00" x 6'11"

Providing loft access. Double opening 'French' doors to the:

Sun Room

12'06" x 9'01"

Benefiting from triple aspect windows, an apex polycarbonate roof, ceiling fan, tiled flooring and double opening 'French' doors to the garden.

Kitchen

13'09" x 5'00"

Fitted with a range of wall and base units with work surfaces over, one and a half bowl ceramic sink with drainer and mixer tap, four ring electric hob with extractor hood over, integrated 'Bush' oven, integrated fridge, partly tiled walls and a door to the workshop.

Workshop

7'03" x 10'01"

Providing the perfect area for tool or general storage, with inset spot lighting and loft access.

Pantry

5'10" x 4'11"

With shelving for storage, space for a freestanding fridge/freezer, power and lighting.

Landing

3'04" x 5'04"

Doors to:

Bedroom 1

10'09" x 12'07"

Spacious double bedroom with wall lighting and double aspect windows.

Bedroom 2

11'11" x 12'11"

Double bedroom with access to the loft and the original feature fireplace with wooden mantle.

Bathroom

7'10" x 10'02"

Fitted with a four piece suite comprising a cladded bath tub with single hot and cold taps, pedestal hand wash basin with single hot and cold taps, WC with cistern lever and bidet with mixer tap, laminate flooring, partly tiled walls, wall lighting and a built in storage cupboard above the stairs.

Driveway

Paved driveway providing off road parking with secure gates enclosing the rear of the property.

Open Ended Timber Framed Carriage & Log Store

20'09" x 12'02"

Acting as a driveway, car port, garage and log store in one; this bespoke oak framed open ended timber structure provides ample space for parking and storage, as well as a log store to side aspect.

Garden

To the rear of the property you will find a beautifully presented garden brimming with wildlife. Boasting an array of well established trees and shrubs the garden is mostly laid to lawn with timber fencing to the boundaries. The rear garden additionally benefits from a wildlife pond, fish pond, useful timber shed, timber decked seating veranda and raised planter beds. This really is any green fingered enthusiast's dream!

Tenure

Freehold.

Viewing arrangements

By appointment through Choice Properties Mablethorpe 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.

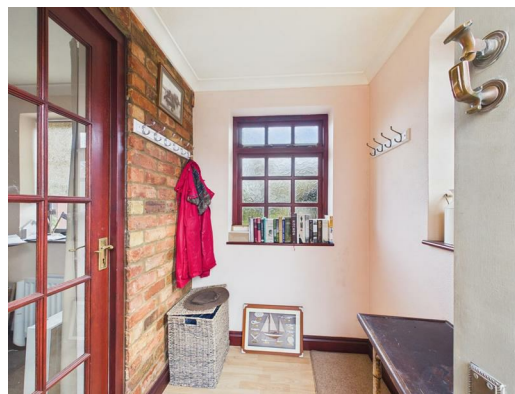
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

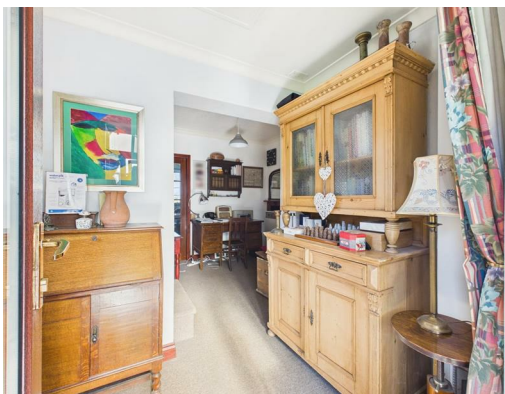
Council tax band

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 - A.

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 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1507 ft²

Reduced headroom

6 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Upon leaving the Mablethorpe office head North towards the traffic lights and turn right onto the High Street, at the pullover turn left onto Quebec road. Travel along Quebec road and follow the road onto Kent Avenue, at the cross roads turn right onto Mablethorpe Road (A1031). Continue along this road into Theddlethorpe, go past the church and then take your next left onto Station Road. As you turn onto Station Road, follow the road around 75% of the way down before Station Road meets Mill Road cross road. The property will be situated on your left hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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