CHOICE PROPERTIES

Estate Agents

Coleridge Strubby Road, Maltby Le Marsh, LN13 0JN

Reduced To £169,950



It is a pleasure for Choice Properties to bring to the market this spacious and charming three bedroom semi detached house with two reception rooms. This fantastic property is located in a sought after location and is additionally offered with no upper chain.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel: (01507) 472016 Email: mablethorpe@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

Offering generously proportioned rooms throughout, the abundantly light and beautifully maintained accommodation comprises:-

Entrance porch
With door to:-

Inner Lobby
With staircase to the first floor.

Reception Room
15'8" x 12'6"
Light and airy reception room, electric fire set into featured surround with wooden mantle, TV aerial point, telephone point, under stairs storage cupboard.

Kitchen
11'10" x 9'4"
Fitted with a range of wall and base units with worktops over, stainless steel sink unit with drainer and mixer taps, integrated oven with four ring gas hob and extractor over, space for fridge/freezer, plumbing for a washing machine, laminate flooring.

Dining Room
7'1" x 16'2"
Two built in storage cupboards - one housing the wall mounted 'Ideal' combination boiler, ample space for a dining table.

Conservatory
13'0" x 6'1"
With triple aspect windows., polycarbonate roof, French double opening doors to the side aspect leading out in the garden.

Bedroom 1
10'10" x 12'6"
Dual aspect windows, spacious double bedroom, sink unit, built in wardrobes.

Bedroom 2
9'6" x 9'3"
Double bedroom.

Bedroom 3/Study
6'6" x 6'3"
Spaciouis single bedroom or ideal office space.

Bathroom
8'4" x 6'4"
Fitted with a three piece suite comprising panelled bath with single taps and mains shower over, wash hand basin, w.c., partly tiled walls.

Driveway
Spacious driveway providing off road parking for several vehicles.

Garden
The property is fronted by a lawned garden and paved driveway, setting the property back from the road. To the rear of the property you will find a privately enclosed, lawned garden with timber fencing to the boundaries. This low maintenance garden further benefits from a brick built storage shed and greenhouse.

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 B.

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.

















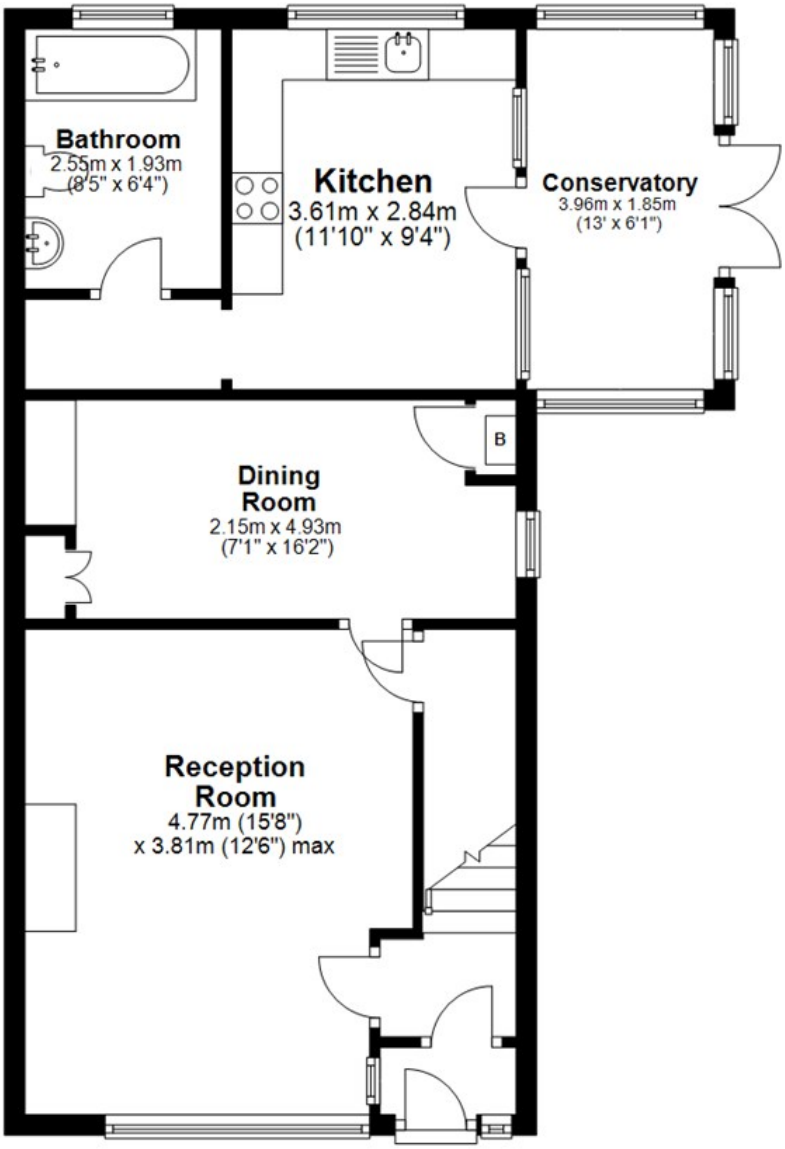




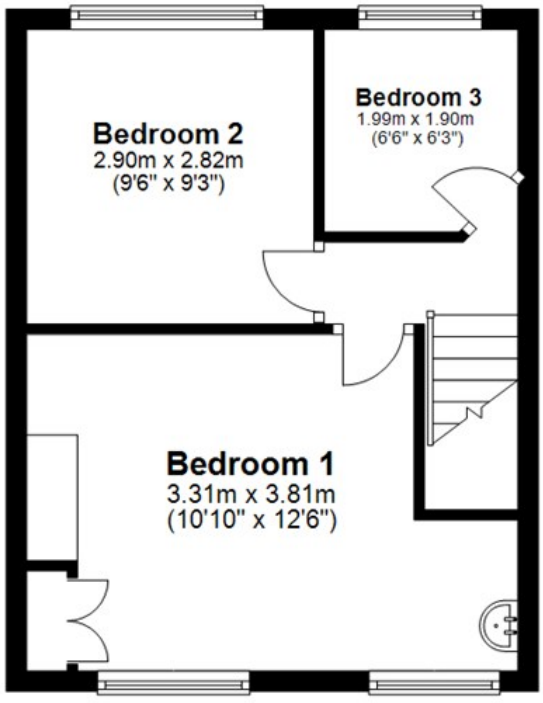





Ground Floor



First Floor



Directions

From our Mablethorpe office head into Maltby Le Marsh and continue through the village until you reach the junction where you can turn left onto Strubby Road (A157 - signposted Louth). Cole Ridge can be found a short way along on your left hand side.

