



CHOICE PROPERTIES

Estate Agents

16 Waterloo Road,
Mablethorpe, LN12 1JP

Reduced To £170,000



Choice Properties are delighted to offer for sale this remarkably spacious seven/eight bedroom semi detached house which is located moments from the beach and town centre.

Offering generously proportioned rooms and impressive high ceilings, the expansive accommodation comprises:

Entrance Hall

24'3" x 5'8"

Under stairs storage cupboard, wall mounted consumer unit, stairs to first floor.

Reception Room

13'0" x 12'6"

Bay window to front aspect, original featured fireplace set into surround, TV Aerial point.

Kitchen

10'0" x 10'8"

Fitted with a range of wall and base units with worktops over, one bowl ceramic sink unit with drainer and mixer taps, space for range cooker, space for fridge/freezer, plumbing for a washing machine, tiled flooring, wall mounted Worcester combination boiler.

Pantry

5'6" x 5'10"

Ample storage and shelving.

Dining Room

11'1" x 9'4"

Featured fireplace set into surround with wooden mantle, two built in storage cupboards.

Sitting Room/Bedroom 8

13'1" x 10'5"

Spacious double bedroom, TV Aerial point.

Landing

9'5" x 6'10"

Spacious landing area.

Bedroom 1

14'2" x 10'8"

Spacious double bedroom, dual aspect windows.

Bedroom 2

13'0" x 10'4"

Spacious double bedroom, feature fireplace with wooden mantle, TV Aerial point.

Bedroom 3

13'0" x 10'4"

Feature fireplace with wooden mantle, spacious double.

Bedroom 4

9'5" x 9'7"

Double bedroom.

Bathroom

7'7" x 6'9"

Fitted with a three piece suite comprising freestanding bathtub with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, wc with pull chain, inset spot lights to the ceiling, partly tiled.

Laundry Room

7'8" x 8'10"

Ceramic sink unit with single taps, plumbing for a washing machine.

Landing

32'2" x 5'8"

Spacious landing.

Bedroom 5

8'8" x 9'7"

Double bedroom, TV Aerial point.

Bedroom 6

9'9" x 5'8"

Window to front, stairs, door to:

Bedroom 7

6'7" x 6'10"

Window to front, door to:

Garden

Coal store

3'4" x 11'4"

Tenure

Freehold

Viewing arrangements

By appointment through Choice Properties on 01507 472016.

Council tax band

Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth,
LN11 8UP
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. Amount payable in 22/23 is £1,450.68

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.

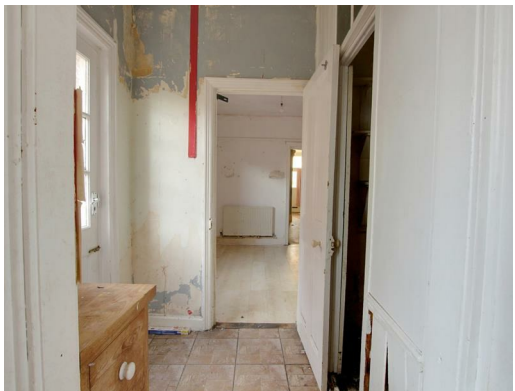
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Opening hours

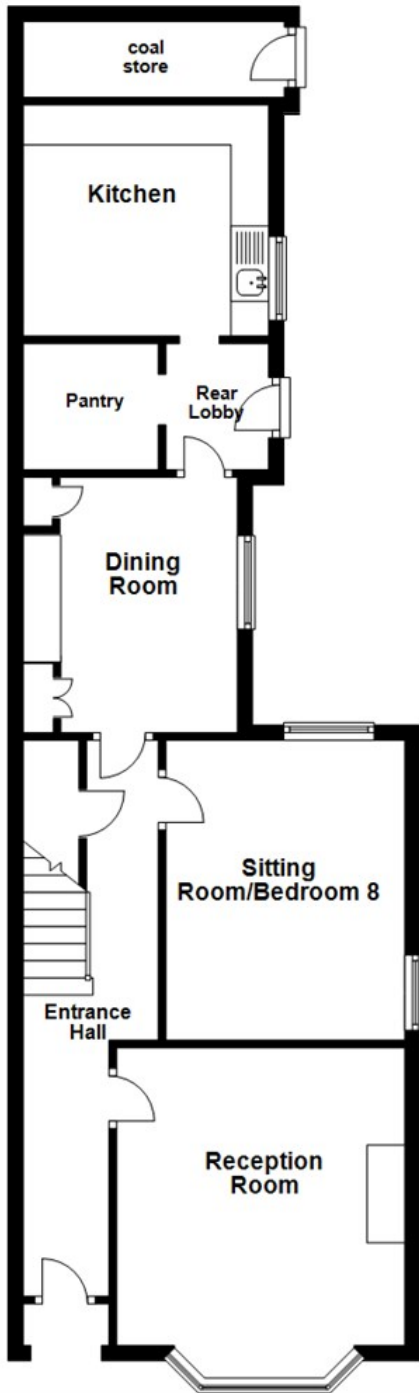
Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

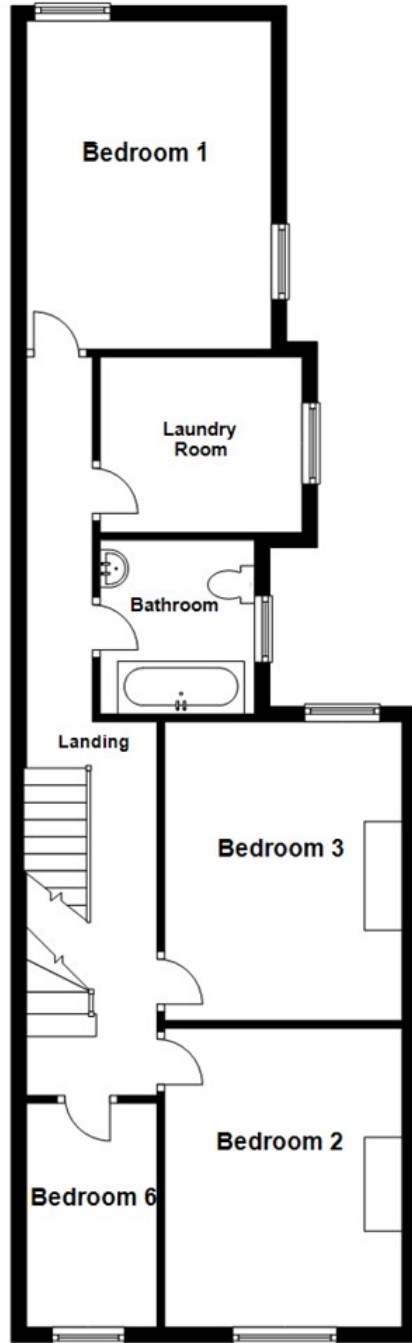
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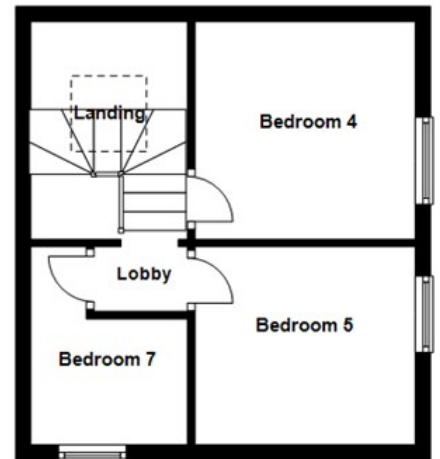
Ground Floor



First Floor



Second Floor



Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street. Take your second right onto Waterloo Road and number 16 can be found a short distance along on your right hand side.

