



# CHOICE PROPERTIES

*Estate Agents*

16 Waterloo Road,  
Mablethorpe, LN12 1JP

Reduced To £139,950



REDUCED BY MOTIVATED SELLER FOR A QUICK SALE-  
OFFERS INVITED 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](http://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.

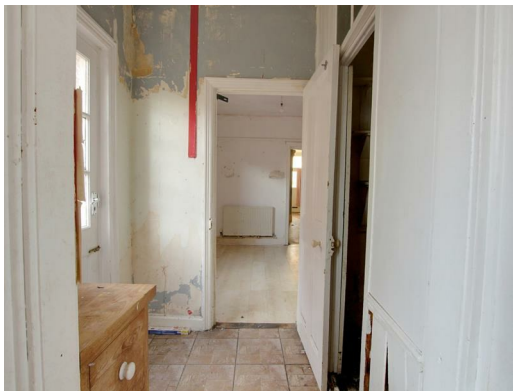
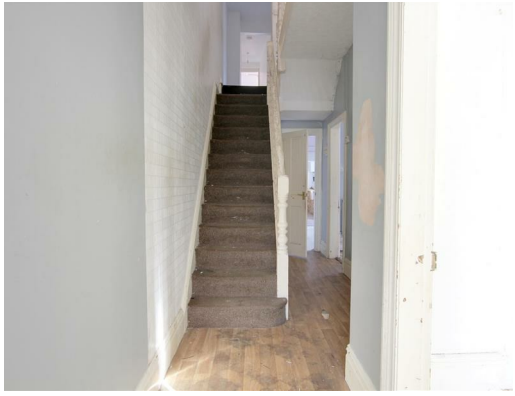
## **Opening hours**

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

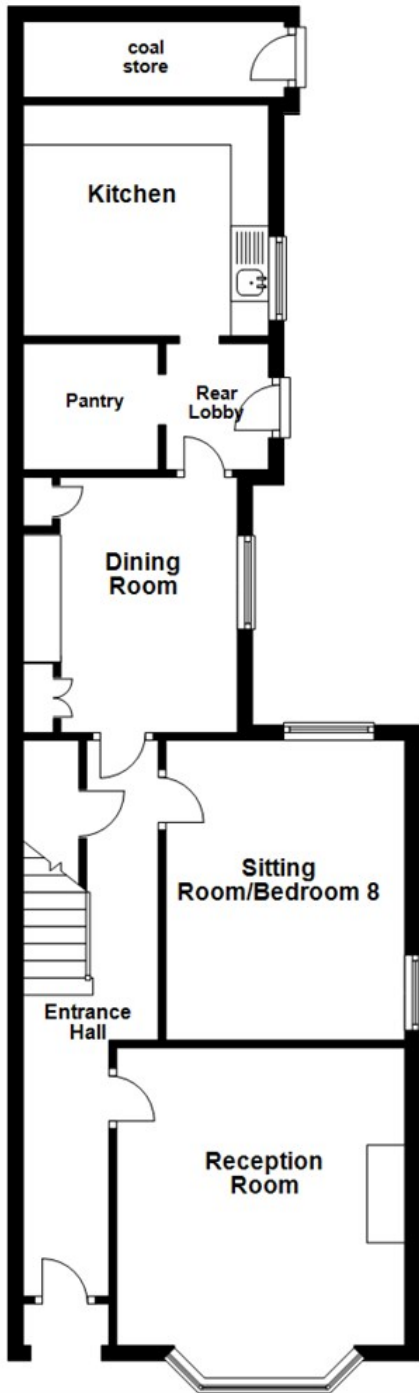
Saturday 9.00 a.m. to 3.00 p.m.

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.

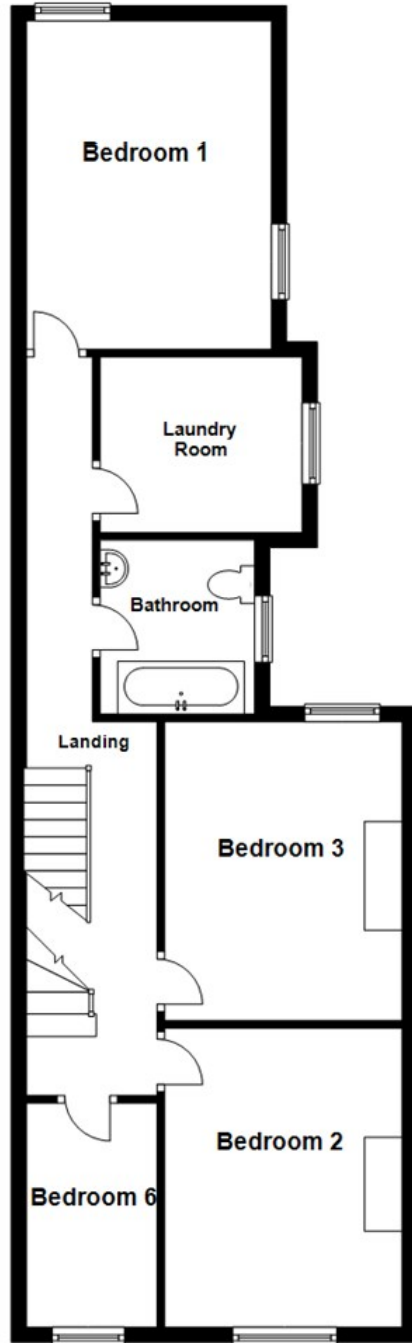




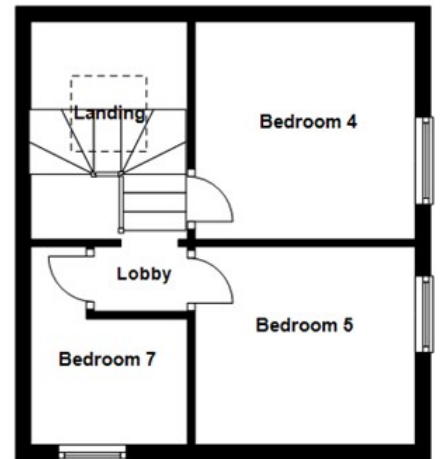
**Ground Floor**



**First Floor**



**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.

