



# CHOICE PROPERTIES

*Estate Agents*

3a Harris Boulevard,  
Mablethorpe, LN12 2DY

Reduced To £280,000



It is a pleasure for Choice Properties to bring to the market this most spacious four/five bedroom detached house with spectacular grounds to the rear. The property benefits from a flexible layout, a large and beautifully presented garden, rear gated access onto Seaholme Road and a large double garage. The house is offered with NO ONWARD CHAIN; this is not one to be missed, and so early viewing is advised.

Offering generously proportioned rooms throughout and a flexible layout, the accommodation comprises:

### **Entrance Porch**

11'9" x 4'3"

With a single opening door to the rear aspect, triple aspect windows and an opening to a large storage cupboard (measuring 5'03" x 3'00"). Door to:

### **Kitchen**

12'8" x 13'5"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, spaces for a freestanding fridge and cooker and plumbing for a washing machine, part tiling to the walls and the kitchen also houses the wall mounted 'British Gas' condensing boiler as well as the immersion heater which is housed in an airing cupboard (measuring 1'06" x 2'07"). Sliding door with access to:

### **Pantry**

2'11" x 4'1"

With shelving around.

### **Hall**

14'2" x 4'0"

Featuring laminate flooring and the wall mounted 'British Gas' thermostat. Doors leading to:

### **Sitting Room**

14'2" x 12'10"

Fitted with a gas fireplace with a wooden hearth and stairs leading up to the first floor.

### **Reception Room**

13'4" x 17'6"

Double aspect windows as well as an internal frosted window, integrated storage shelving, TV aerial, telephone point and sliding doors to:

### **Conservatory**

9'9" x 12'11"

Spacious conservatory with triple aspect windows, apex uPVC roof, laminate flooring and a single opening door leading out to the garden.

### **Bedroom 1**

10'11" x 12'11"

Spacious double bedroom.

### **Bedroom 2**

13'4" x 12'1"

Spacious double bedroom benefiting from a large picture window to rear aspect and fitted with a TV aerial and telephone point.

### **Study/ Bedroom 5**

12'0" x 7'11"

Spacious study with window to side aspect.

### **Shower Room**

8'9" x 7'11"

Fitted with a three piece suite comprising a large walk in shower cubicle with electric 'Mira Sport' shower, pedestal hand wash basin with mixer tap and WC with dual flush button, tiled floors and walls.

### **Landing**

10'4" x 6'0"

With access to the eaves and a built in storage cupboard (measuring 3'03" x 3'02"). Doors leading to:

### **Bedroom 3**

8'4" x 16'10"

With a picture window to rear aspect, built in single wardrobe and dressing table and access to the eaves.

## **Bedroom 4**

6'0" x 16'10"

With a picture window to front aspect and additionally fitted with a single wardrobe and drawers set and access to the eaves.

## **Bathroom**

9'1" x 6'5"

Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, part tiling to the walls.

## **Garden**

To the rear of the property you will find a privately enclosed garden, benefiting from an extra large plot with the past closure of the Old Train Line. This has also given the property rear gated access directly onto Seaholme Road. The garden is mostly laid to lawn but also benefits from a large paved patio area. The garden is adorned with a colourful variety of plants, shrubs and trees throughout, adding to the privacy of the garden. The garden and rear garage door can be accessed via a gate to the front of the property. This amazing garden further features a spacious timber Summer house. This really is a gardener's dream.

## **Garage**

18'04" x 17'03"

Large double garage with two up and over doors, power and lighting, shelving and a rear door.

## **Driveway**

Providing off street parking.

## **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](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.

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.

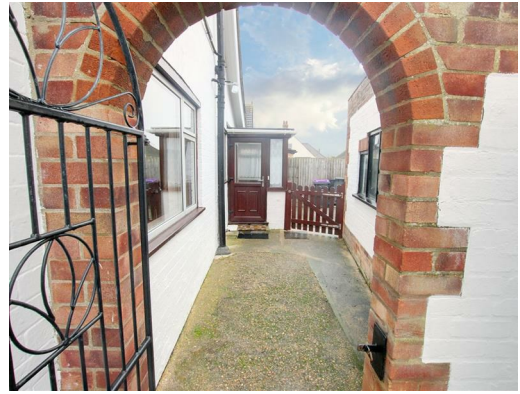






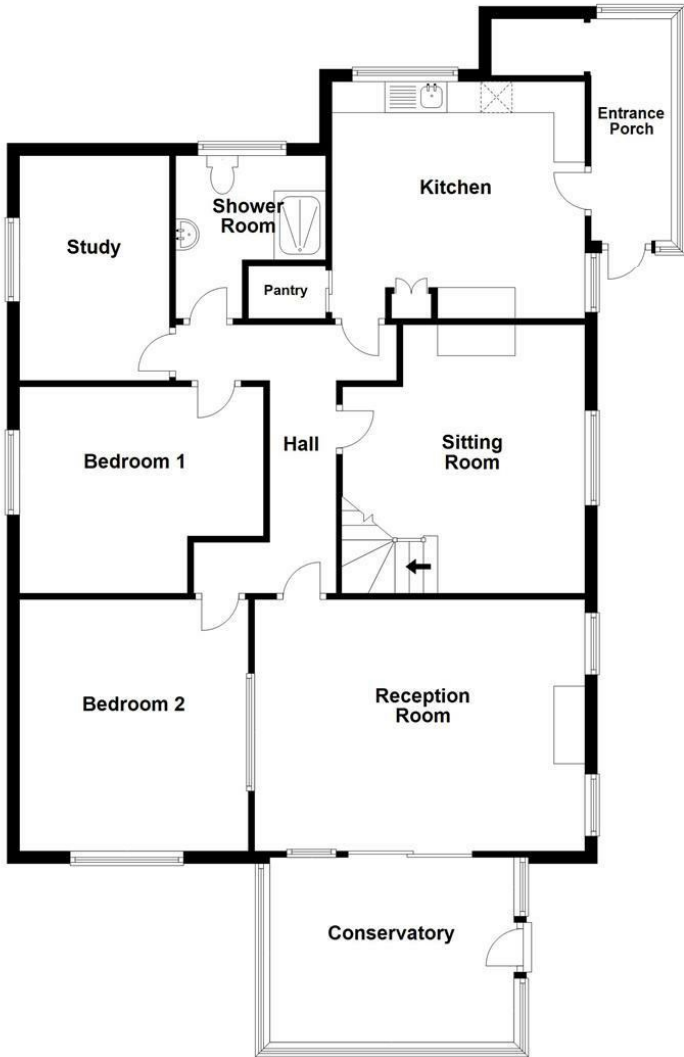




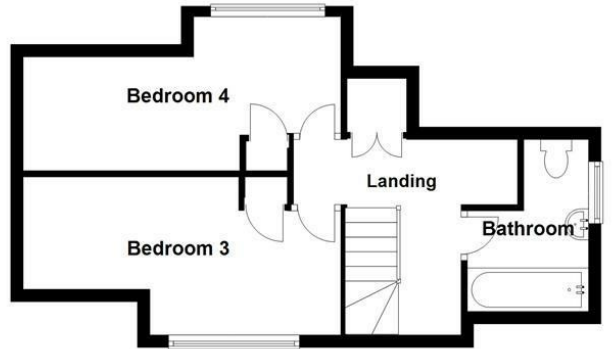




**Ground Floor**



**First Floor**



# Directions

From our Mablethorpe office head south along Victoria Road, at the Eagle Hotel turn right onto Seaholme Road. Harris Boulevard is the third turning on your right hand side. As you come into Harris Boulevard, turn left and Number 3a is towards the end of the road leading back on to Seaholme Road.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			61
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

