



CHOICE PROPERTIES

Estate Agents

12 Golf Road,
Mablethorpe, LN12 1LR

Reduced To £189,950



Choice Properties are delighted to bring to the market this most spacious three/four bedroom semi detached house. This fantastic property offers a flexible layout to provide numerous options for a variety of needs, and benefits from an easy to maintain garden. The property is situated in a sought after location, just a stones throw from the beaches of Mablethorpe and a short distance from the local amenities. Early viewing is advised.

The light and airy, generously proportioned accommodation comprises:

Reception Room

10'11" extending to 14'11" x 12'8"

Light and airy room benefiting from a large bay window to front aspect and further fitted with a TV aerial, telephone point and built in storage recess.

Sitting Room/Bedroom 4

11'02" extending to 14'11" x 8'11"

Versatile room, suited to a dining/sitting room or another spacious double bedroom fitted with a large bay window to front aspect, TV aerial and a wall light.

Kitchen

7'11" x 14'8"

Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring electric 'Bush' hob with extractor hood over, electric oven, spaces for appliances; including: a freestanding fridge/freezer, tumble dryer and plumbing for a washing machine and part tiling to the walls. The kitchen also houses the wall mounted 'Ideal' combination boiler.

Sun Room

9'6" x 9'2"

Fitted with a polycarbonate roof and double opening 'French' doors to the garden.

Landing

8'00" x 4'09"

With access to the loft; which is boarded, and a built in airing cupboard (measuring 1'06" x 2'02") which is fitted with shelving.

Bedroom 1

11'00" x 12'10" - maximum measurements

Double bedroom with laminate flooring and a TV aerial.

Bedroom 2

8'02" extending to 10'11" x 6'11" extending to 9'0"

Double bedroom with a TV aerial.

Bedroom 3

7'11" x 9'11"

Double bedroom with laminate flooring and a TV aerial.

Bathroom

7'11" x 6'11"

Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps and electric shower over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, tiled walls and extractor fan.

Garden

To the rear of the property you will find an 'L' shaped, privately enclosed and easy to maintain garden which benefits from a decked seating area and two useful timber sheds. There is fencing to the boundaries and gated access from the front of the property.

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,

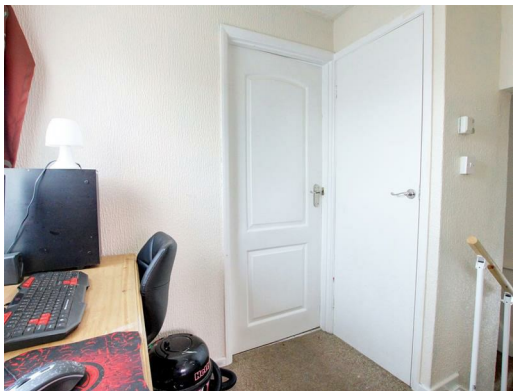
LN9 6PH

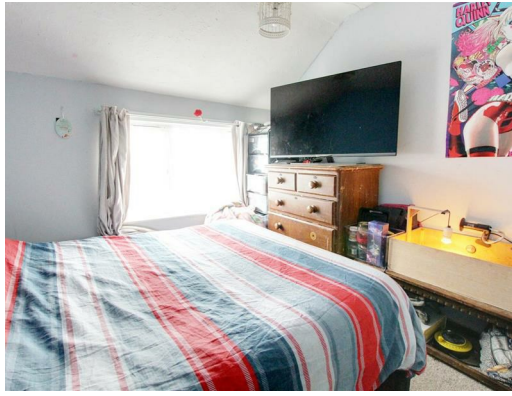
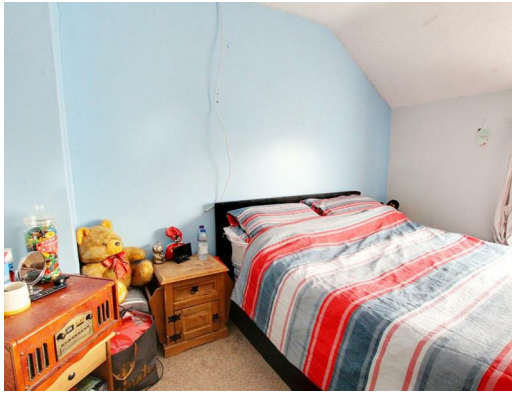
Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

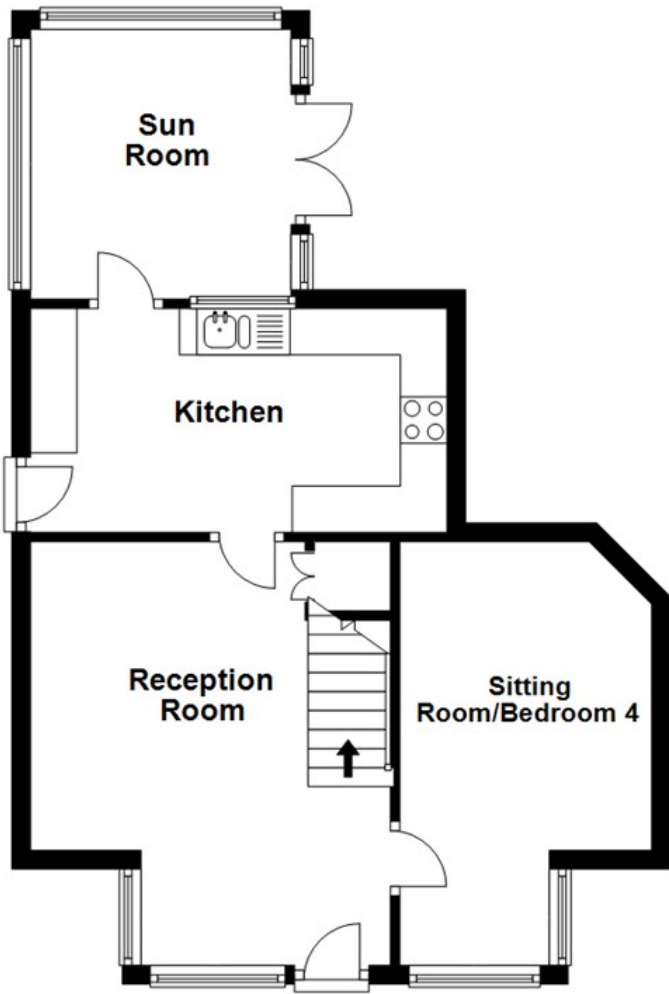
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

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.

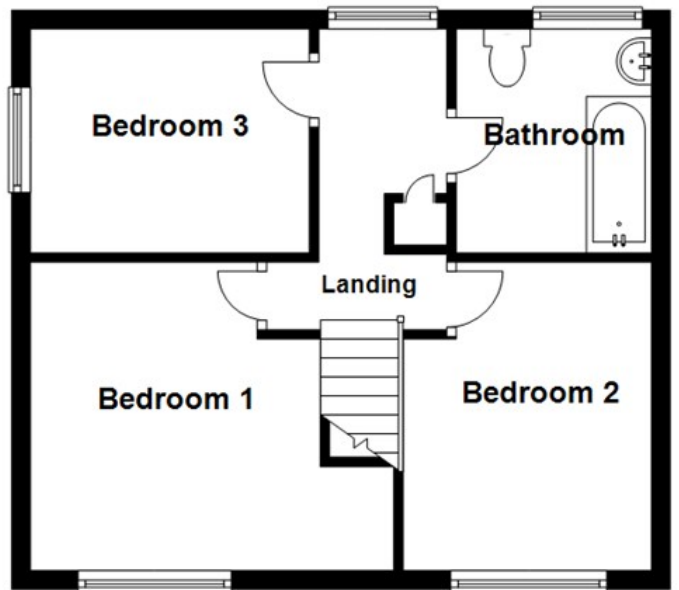




Ground Floor



First Floor



Directions

From our Mablethorpe office head towards the High Street. At the junction turn right then just before the pullover turn left onto Quebec Road, continue along this road until you reach the cinema then turn left into Golf Road and number 12 can be found on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			67
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

