



# CHOICE PROPERTIES

*Estate Agents*

17 Dales Avenue,  
Mablethorpe, LN12 1FA

Reduced To £239,500



Choice Properties are delighted to bring to the market this impressive and immaculately presented three bedroom (one en suite) detached house situated in a most sought after location, just a short distance from the local amenities and Mablethorpe's award winning beaches. The property further benefits from an expansive kitchen/diner and privately enclosed garden. Viewing is highly advised.

Offering generously proportioned rooms throughout and a flexible layout, The abundantly light and bright accommodation comprises:

### **Hallway**

uPVC entrance door leading into the hallway; which is fitted with laminate flooring and doors to:

### **Reception Room**

10'11" x 17'0"

Light and airy reception room, benefiting from double aspect windows, and fitted with laminate flooring and a TV aerial.

### **Kitchen/Dining Room**

13'1" x 17'0"

Fitted with a modern range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and stainless steel mixer tap, integral double cooker, four ring gas hob with stainless steel extractor hood over, space for fridge/freezer, plumbing for a dishwasher and washing machine, space for tumble dryer, partly tiled walls, inset spotlights to the ceiling, central island, double opening French patio doors leading in to the rear garden

### **Landing**

9'11" x 6'0"

### **Bedroom 1**

16'3" x 10'9"

Built in frame surround bed with wardrobe and cupboard space, remarkably sized double bedroom, door to:-

### **En-suite Shower room**

Fitted with a three piece suite comprising shower cubicle with mains shower over and glass screen door, pedestal wash hand basin with mixer tap, dual flush wc, inset spotlights to the ceiling, chrome heated towel rail, tiled splash backs.

### **Bedroom 2**

10'11" x 8'11"

Double bedroom.

### **Bedroom 3**

7'6" x 7'9"

Ideal single bedroom or study.

### **Bathroom**

9'5" x 6'0"

Fitted with a modern three piece suite comprising P-shaped bath with mixer tap and mains shower over, pedestal wash hand basin with mixer tap, dual flush WC, chrome heated towel rail, inset spotlights to the ceiling shaving point, tiled splash backs.

### **WC**

2'11" x 5'5"

Fitted with a two piece suite comprising pedestal wash hand basin with single taps, close coupled wc, tiled splash backs.

### **Driveway**

Providing off street parking.

### **Garage**

With up and over door, power and lighting.

## **Garden**

The property is fronted by a low level timber fence, enclosing an easy to maintain garden, mostly laid to lawn. To the rear of the property you will find a privately enclosed garden with fencing to the boundaries, and is laid to lawn, but additionally featuring a large paved patio area. The garden additionally benefits from a useful timber shed and provides a rear door leading into the garage.

## **Tenure**

Freehold

## **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 C. Amount payable in 22/23 is £1,657.92

## **Viewing arrangements**

By appointment through Choice Properties on 01507 472016.

## **Opening hours**

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

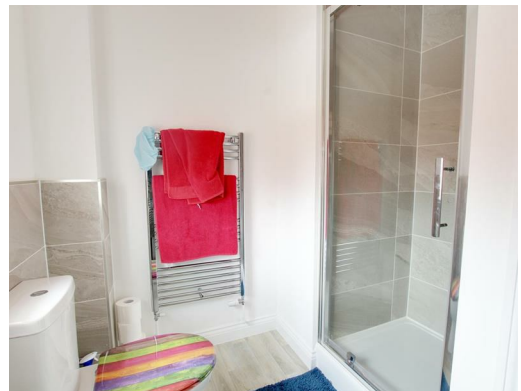
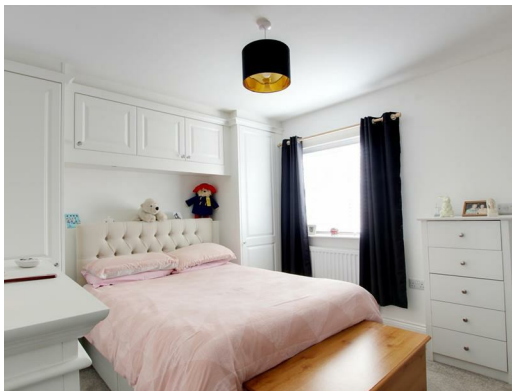
Saturday 9.00 a.m. to 3.00 p.m.

## **Making an offer**

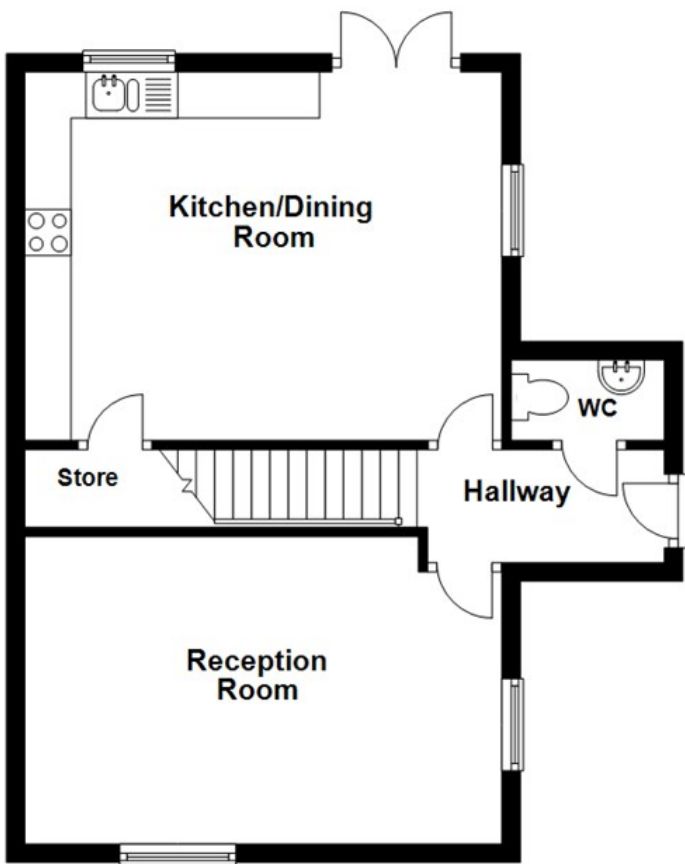
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

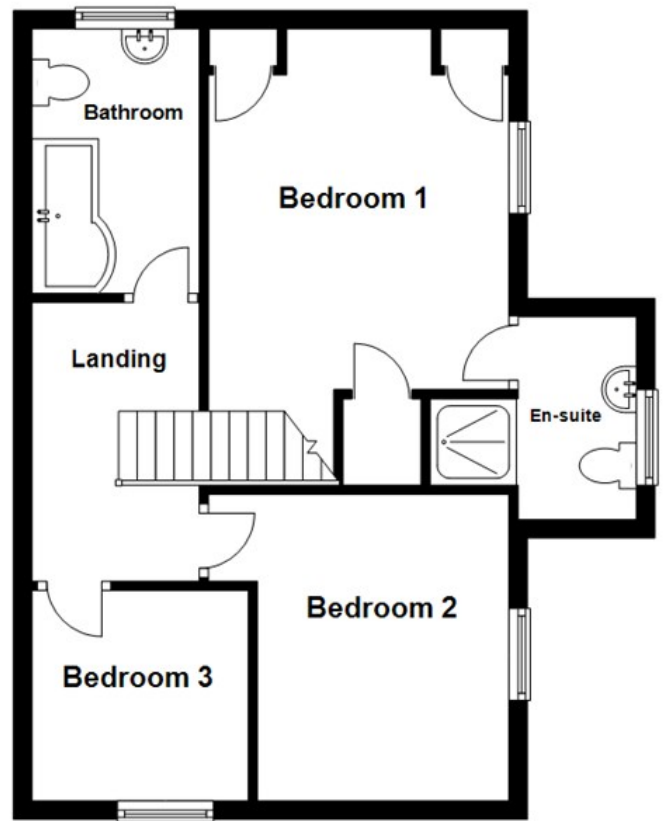
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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. 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 North to the traffic lights then turn left onto the High Street. Continue along this road past the primary school and turn into Tuplin Road. Follow this road along until you see Dales Avenue, number 17 is located on the corner on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(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	

