



CHOICE PROPERTIES

Estate Agents

Plot 4 Stratford Road,
Mablethorpe, LN12 1EX

Offers In Excess Of £350,000



It is a pleasure for Choice Properties to bring to the market this most spectacular opportunity presented to any prospective buyer with the opportunity to finish this modern and stylish detached four bedroom (four en-suite) detached house. Situated at the end of a quite private road, this amazing plot is only moments from the local amenities and a short distance from the 'Blue Flag' award winning golden sandy beaches.

An amazing opportunity to complete this substantial build to current plans or to create a bespoke home.

Property

The sizeable property is part built ready for any prospective buyer to finish to their own tastes. The current plans show a detached four bedroom property - all four bedrooms will be double bedrooms with en-suites, a bathroom, large kitchen/dining room with a side door and double opening doors to the garden, expansive reception room with double opening doors to the garden, WC/utility room. Upstairs, there will be a grand landing with loft access, 'Velux' style windows and doors to.

The existing plans can be altered by any potential buyer to suit their needs (subject to planning) if they wanted to lay the property out differently.

Driveway

Gated access on to the driveway, providing off road parking for several vehicles.

Garden

To the rear of the property you will find a privately enclosed garden, laid to lawn with timber fencing to the boundaries. The rear garden further features a large fish pond, useful shed for storage and an array of well maintained plants and shrubs. You will also find 'The Retreat' Log Cabin in the rear garden, which could be useful in many ways by any prospective buyer and is as follows:

'The Retreat' Log Cabin

Benefiting from electric heating throughout and the use of a hot water cylinder, this spacious Log Cabin could be utilised as an annex space for any prospective buyers. The generously proportioned accommodation comprises:

Kitchen/Dining Room/Reception Room

14'9" x 16'8"

Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, four ring induction hob, plumbing for a washing machine, electric built in oven, space for a freestanding dishwasher, space for a freestanding fridge/freezer, laminate flooring, TV aerial, ample space for a table and a sizeable living space, two 'Velux' style windows, inset spot lighting, double opening 'French' uPVC doors to front aspect and a door to:

Bedroom

9'3" x 9'2"

Spacious double bedroom with inset spot lighting and a wall mounted electric feature fireplace. Door to:

En-suite Shower Room

5'2" x 9'2"

Fitted with a three piece suite comprising a corner shower cubicle with an electric 'Triton Enrich' shower over, square hand wash basin with mixer tap and WC with dual flush button, inset spot lighting and the shower room further houses the wall mounted hot water cylinder.

Tenure

Freehold.

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,

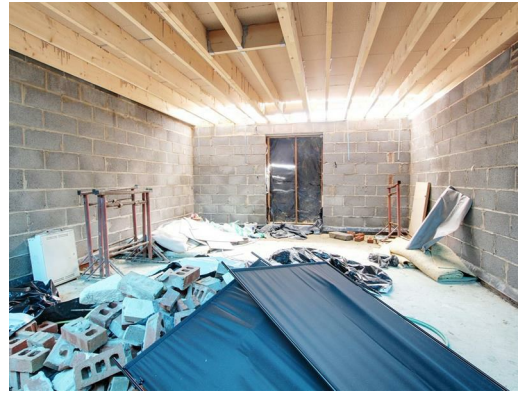
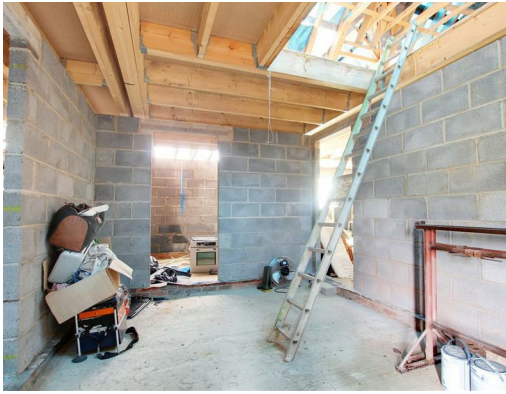
LN9 6PH

Tel. No. 01507 601 111

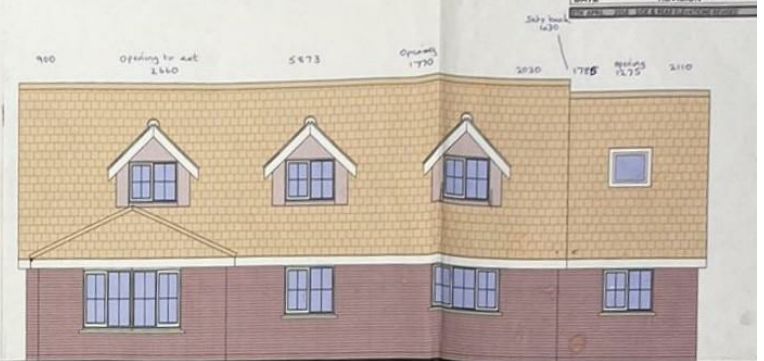
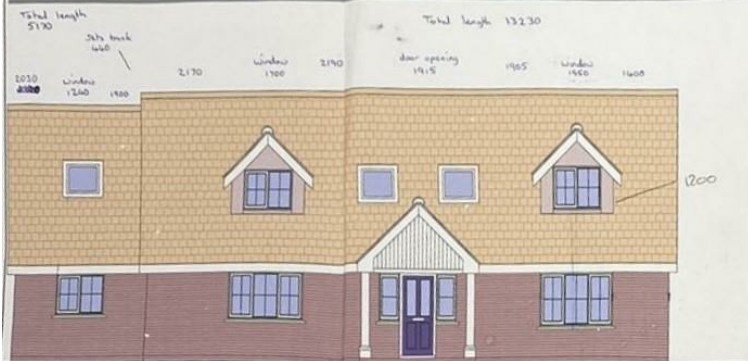
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - Rate not available yet due to being a New Build.

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.

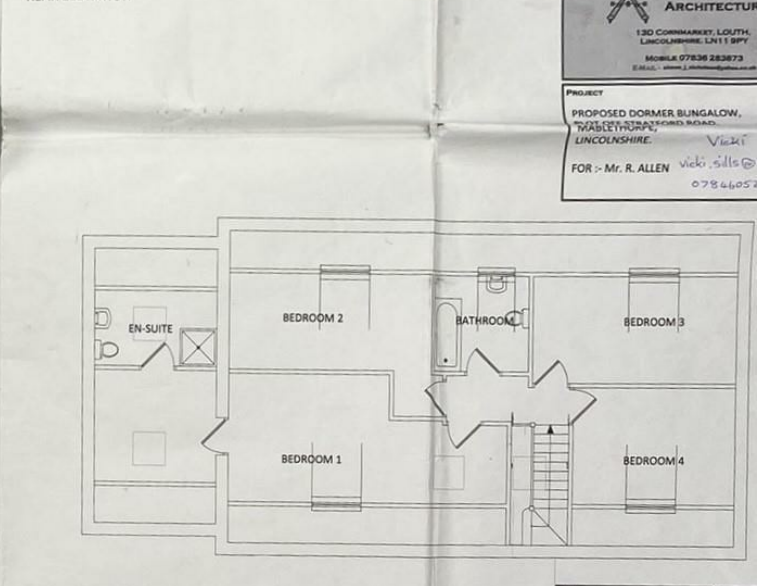
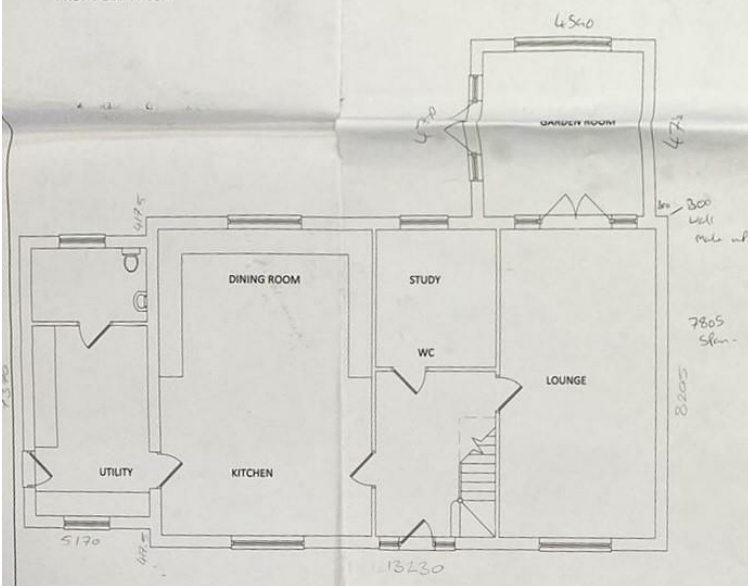


PROPOSED DWELLING - SITE OFF STRATFORD ROAD, MABLETHORPE, LINCOLNSHIRE



FRONT ELEVATION

REAR ELEVATION



GROUND FLOOR LAYOUT PLAN

FIRST FLOOR LAYOUT PLAN

DATE	REVISION

SIMON NICHOLS ARCHITECTURE
 130 COMMARKEY, LOUTH,
 LINCOLNSHIRE, LN11 8PQ
 MOBILE 07836 282873
 EMAIL: simon@simonnichols.co.uk

PROJECT
 PROPOSED DORMER BUNGALOW,
 MABLETHORPE,
 LINCOLNSHIRE. *View*
 FOR - Mr. R. ALLEN *view.sills@*
 07846057

TITLE	FLOOR PLANS & ELEVATIONS	DRAWING
DATE	MARCH 2016	46
SCALE	1:50	
REVISION	A	

Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street, carry on past the CO-OP supermarket and continue along this road which will become Alford Road. Stratford Road can be found a short way along on your left hand side just before you reach Church Lane.

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

