



# CHOICE PROPERTIES

*Estate Agents*

7 Cambridge Road North,  
Mablethorpe, LN12 1QR

Reduced To £275,000



Choice Properties are delighted to bring to the market this impressive and expansive four bedroom semi detached house with an attractive large garden and generously sized driveway. This superb property is located in a sought after position close to the beach and early viewing is advised.

## The beautifully presented accommodation comprises:

### **Entrance Hall**

16'6" x 3'7"

Composite front door leading into the entrance hall, fitted with laminate flooring, loft access, cupboard housing the wall mounted consumer unit and a cupboard (measuring 1'10" x 2'00") housing the wall mounted 'Vokera' combination boiler; supplying both the central heating and hot water systems. Doors to:

### **Reception Room**

13'1" x 11'4"

Light and airy reception room benefiting from a large bay window to front aspect and featuring a gas feature fireplace and a TV aerial.

### **Sitting Room**

14'4" x 15'3"

Open plan sitting room with the kitchen/diner with laminate flooring, a TV aerial, under stair storage cupboard with power and a telephone point, gas fireplace set in a feature marble effect surround and double opening 'French' doors leading to the outside of the property. Large opening through to:

### **Kitchen/Dining Room**

22'0" x 15'7"

Modern and spacious kitchen/diner, renovated and fitted in 2021 with a range of stylish wall and base units with worktop over, island housing the integrated dishwasher, one and a half bowl resin sink with drainer and mixer tap and breakfast bar area, five ring gas 'Lamona' hob, space for a wine cooler, space for a tumble dryer and plumbing for a washing machine, double electric 'Lamona' oven, integrated 'Lamona' microwave, laminate flooring, part mermaid boarded splashback, inset spot lighting, ample space for a dining table, space for a freestanding fridge/freezer and two wall lights.

### **Utility Room**

6'7" x 6'2"

Fitted with wall and base units with worktop over, one and a half bowl stainless steel with drainer and mixer tap and tiled splashback, large walk-in cupboard (measuring 3'09" x 5'09") with sliding doors, composite side door, inset spot lighting and a door to the shower room.

### **Shower Room**

5'10" x 6'6"

Fitted with a three piece suite comprising a corner shower cubicle with sliding doors and mains fed double shower head (standard and waterfall) over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, heated towel rail and an extractor fan.

### **Landing**

27'5" x 3'3"

With access to the loft and doors leading to:

### **Bedroom 1**

13'1" x 11'2"

Spacious double bedroom with two built in double wardrobes with sliding doors, inset spot lighting and a TV aerial.

### **Bedroom 2**

10'10" x 11'7"

Spacious double bedroom with a built in double wardrobe with sliding doors, access to eaves storage and a TV aerial.

### **Bedroom 3**

9'7" x 11'7"

Double bedroom with a TV aerial and triple built in wardrobe with sliding doors.

### **Bedroom 4**

11'8" x 11'7"

Double bedroom with a TV aerial and a built in triple wardrobe with sliding doors.

## **Bathroom**

8'0" x 5'9"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap and shower attachment, hand wash basin with mixer tap; built into vanity and WC with dual flush button, heated towel rail, part tiling to the walls and extractor fan.

## **Driveway**

Spacious driveway providing off road parking for several vehicles.

## **Garden**

To the rear of the property you will find the most sizeable garden; privately enclosed and laid to lawn with timber fencing to the boundaries. The rear garden additionally benefits from a large paved undercover patio seating area to the side of the property with houses a greenhouse, as well as a further paved patio seating area, a useful timber shed and an outbuilding with a single opening door and side window. There are also outside power points to the front and rear of the property.

## **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,

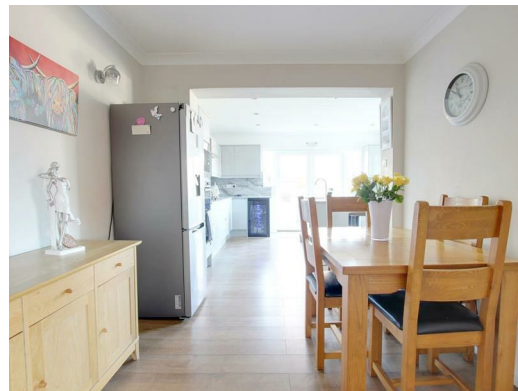
LN9 6PH

Tel. No. 01507 601 111

Website: [www.e-lindsey.gov.uk](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.

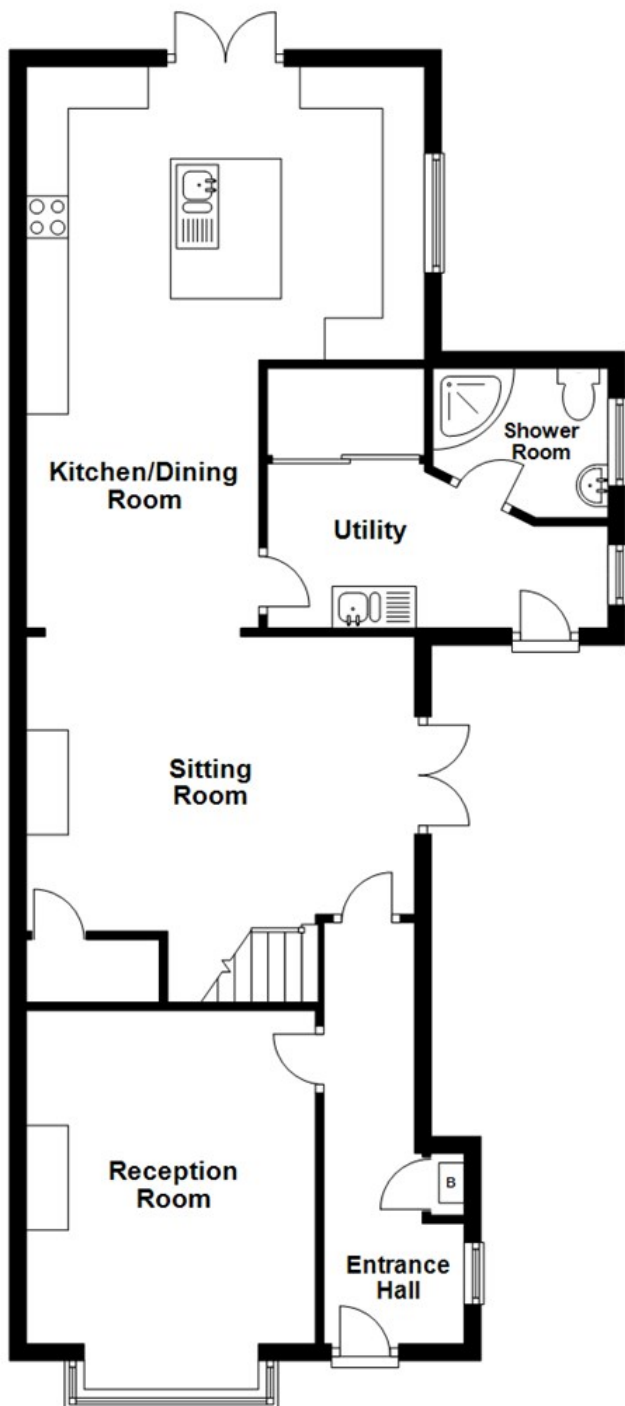
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.



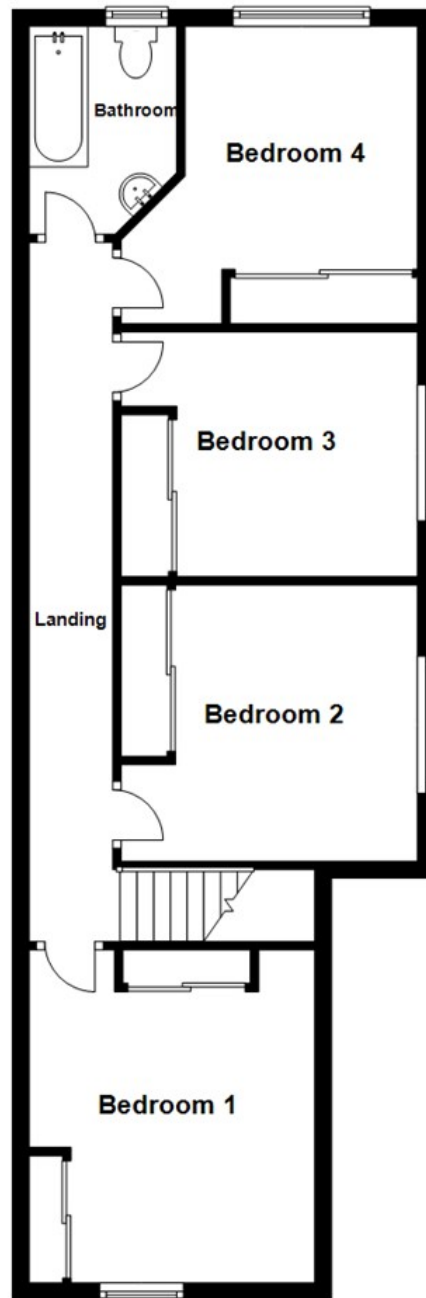




**Ground Floor**



**First Floor**



# Directions

Upon leaving the Mablethorpe office head North towards the traffic lights and turn right onto the High Street, at the pullover turn left onto Quebec road. Travel along Quebec road and take the 2nd left turning into Links Avenue then immediately right into Cambridge Road North.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	79
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			
(55-60) 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			

