



# CHOICE PROPERTIES

*Estate Agents*

Wakefield House. Golf Road,  
Mablethorpe, LN12 1EP

Price £230,000



**\*\*OPEN TO OFFERS\*\*** Choice properties are delighted to bring to the market this spacious and impressive three bedroom detached house located in a convenient position overlooking open fields. This abundantly light and bright property further benefits from a spacious driveway and garden and is located within walking distance of the town centre and Mablethorpe's award winning beaches. Early viewing is advised.

Offering generously proportioned rooms throughout, the accommodation comprises:-

### **Entrance Hall**

6'0" x 6'7"

Staircase to the first floor landing.

### **Reception room**

16'6" x 12'9"

Bay window, Open fire set in feature surround, Open plan leading through to:-

### **Dining Room**

13'11" x 10'11"

Storage cupboard, Open plan leading through to:-

### **Kitchen**

6'8" x 10'11"

Fitted wall and base units with work surfaces over, Integrated electric oven and gas hob with filter hood over, integrated dishwasher, Sink unit and drainer, Spot lighting, Gas combination boiler which supplies the central heating and hot water, Electric consumer unit, Door leading out to the rear patio and garden.

### **First floor landing**

Window to rear, two stairs, door to:

### **Bedroom 1**

14'2" x 12'6"

Double bedroom, Bay window to front aspect, fitted wardrobes with sliding mirrored doors, feature fireplace.

### **Landing**

5'9" x 17'11"

Window to rear, stairs, door to:

### **Bedroom 2**

14'2" x 11'0"

Double bedroom.

### **Bedroom 3**

11'10" x 13'1"

Double bedroom.

### **Dressing Room**

10'8" x 9'6"

Spot lighting.

### **Bathroom**

9'5" x 5'7"

Fitted with a three piece white suite comprising panelled bath with mixer shower and screen over, pedestal wash hand basin and w.c. with dual push button flush, fully tiled walls, chrome heated towel rail, spot lighting, tiled flooring.

### **Bathroom**

9'5" x 5'7"

Window to side.

## **WC**

6'0" x 8'1"

L-shaped, W.C. and pedestal wash hand basin, fully panelled walls, plumbing for washing machine.

## **Driveway**

Spacious paved driveway with double opening timber gates to the front.

## **Garden**

The property is fronted by double opening timber gates which lead onto the paved driveway. The garden is mainly laid to lawn and privately enclosed with timber fencing to the boundaries and adorned with a wonderful variety of colourful plants, trees and shrubbery throughout. There is also a paved patio seating area to the side of the property and useful timber shed.

## **Tenure**

Freehold.

## **Council Tax Band**

Local Authority - East Lindsey District Council,  
Tedder Hall,  
Manby Park,  
Louth.  
LN11 8UP  
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 - which equvalates to £1,732.17.

## **Viewing arrangements**

Viewing by appointment through Choice Properties on 01507 472016.

## **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.

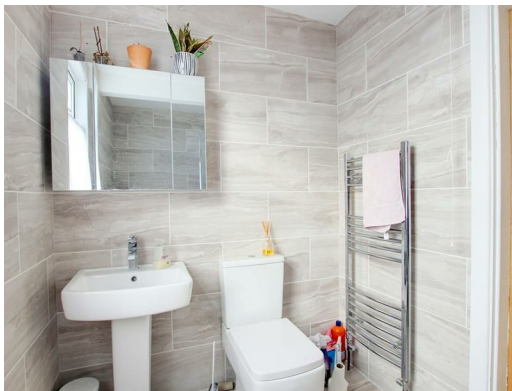
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

## **Opening hours**

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

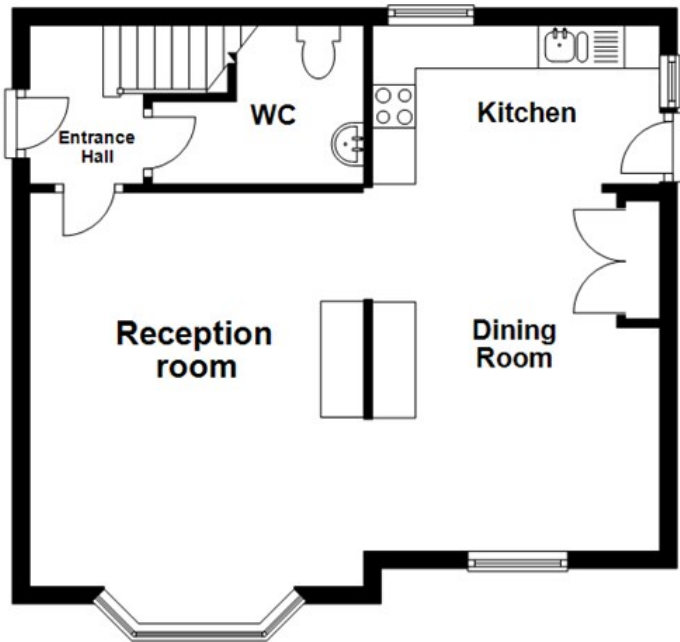
Saturday 9.00 a.m. to 3.00 p.m.

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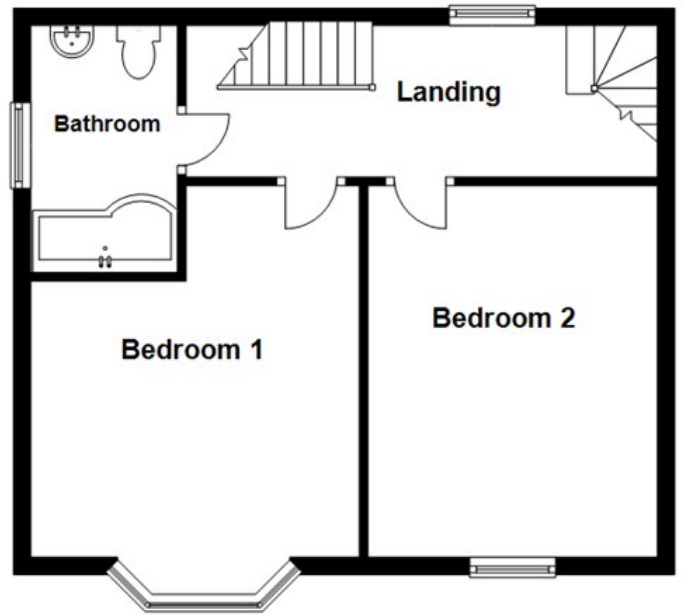




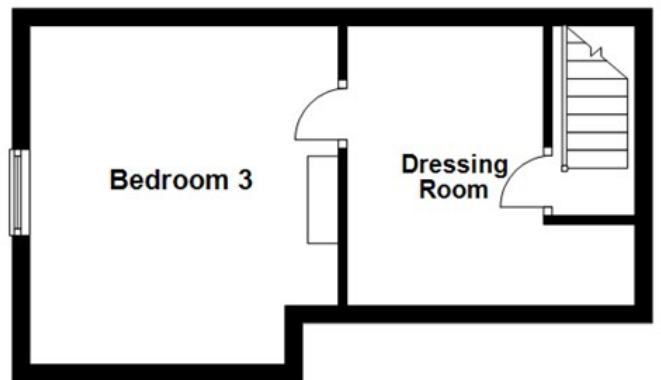
**Ground Floor**



**First Floor**



**Second Floor**



# Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street heading out of town. After passing the primary school take your second right onto Golf Road and the property can be found immediately on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			45
(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	

