



# CHOICE PROPERTIES

*Estate Agents*

121 Victoria Road,  
Mablethorpe, LN12 2AL

Reduced To £249,950



Choice Properties are delighted to bring to the market this most spacious three bedroom semi-detached house conveniently located within close proximity to both the local amenities and the beach. Pleasantly positioned; this generously proportioned house has a rear gate leading onto the peaceful and popular Queens Park Lake, with further access from there up to the beach. Early viewing is advised to avoid missing out, as this superb property is also offered with no onward chain!

The well maintained and proportioned accomodation benefits from uPVC double glazing throughout, a mains gas central heating system and comprises:

### **Entrance Hall**

5'9" x 19'9"

Front composite entrance door leading into the entrance hall; which features engineered oak flooring, stairs to the first floor and an under-stair storage cupboard, a telephone point and the entrance hall also houses the wall mounted 'Ideal' combination boiler; supplying both the central heating and hot water systems.

### **Reception Room**

10'10" x 13'5"

Light and airy reception room, benefiting from a bow window to front aspect as well as a porthole window to side aspect and fitted with a feature fireplace set in a marble effect surround with a wooden mantle and a TV aerial.

### **Kitchen**

11'1" x 9'4"

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 halogen hob with integrated extractor hood over, space for a freestanding fridge/freezer, plumbing for a washing machine, part tiling to the walls and a uPVC door to side aspect.

### **Dining Room**

11'1" x 10'1"

Providing ample space for a dining table, with engineered oak flooring, a double storage cupboard and double opening 'French' doors to the:

### **Conservatory**

10'1" x 9'3"

Featuring triple aspect windows, a polycarbonate roof, tiled flooring and double opening 'French' doors to the garden.

### **WC**

2'10" x 6'0"

Fitted with a WC with dual flush button, hand wash basin with mixer tap; built into vanity, tiled flooring and tiling to the walls.

### **Landing**

5'8" x 13'5"

Providing access to the loft, fitted with power and lighting, boarded flooring and a pull down ladder. Doors to:

### **Bedroom 1**

11'0" x 13'5"

Spacious double bedroom with a fitted wardrobe with four mirrored sliding doors.

### **Bedroom 2**

11'1" x 10'3"

Double bedroom.

### **Bedroom 3**

11'1" x 9'2"

Double bedroom.

## **Bathroom**

9'7" x 6'0"

Fitted with a four piece suite comprising a cladded corner bath tub with single hot and cold taps, a corner shower cubicle with a mains fed shower over, pedestal hand wash basin with single hot and cold taps and a WC with dual flush button, heated towel rail, tiling to the walls and a shaver point.

## **Driveway**

Providing off road parking.

## **Garden**

The property is fronted by a low level bricked wall, enclosing a garden laid to lawn with an array of shrubbery to the boundary. 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 benefits from a decked seating area. To the rear of the garden you will of course find the lockable gate that leads out on to the popular and peaceful Queens Park Lake and giving further access then up to the beach front.

## **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.

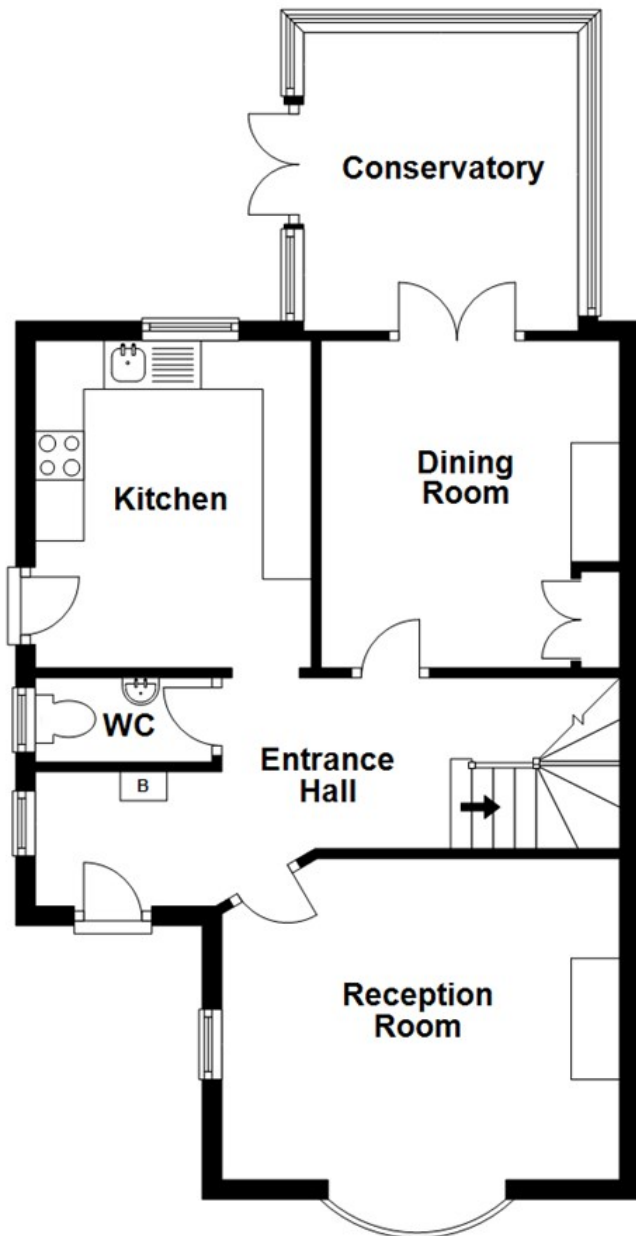
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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





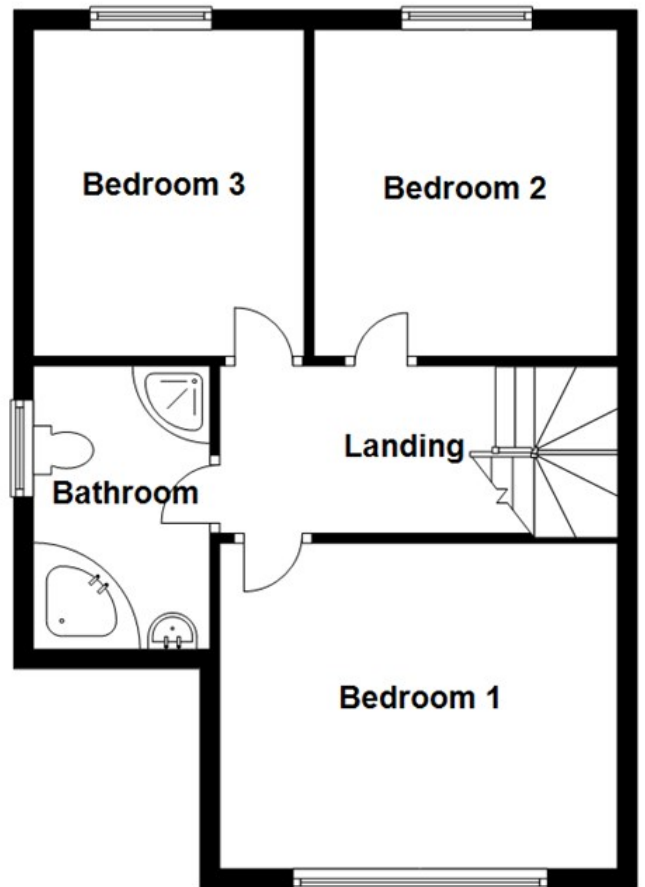
### Ground Floor

Approx. 56.0 sq. metres (602.2 sq. feet)



### First Floor

Approx. 47.8 sq. metres (514.1 sq. feet)



Total area: approx. 103.7 sq. metres (1116.4 sq. feet)

# Directions

From our Mablethorpe office head south along Victoria Road, Number 121 can be found towards the top of the road on the left hand side.

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 <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	

