



# CHOICE PROPERTIES

*Estate Agents*

Villa-Mon-Ree Saltfleet Road,  
Mablethorpe, LN12 1NS

Reduced To £425,000



It is a pleasure for Choice Properties to bring to the market this most spectacular four bedroom detached house located in the sough after village of Theddlethorpe. Only moments from the beach and a short drive from the local amenities, boasting a rural feel, this well presented property sits on the most impressively sized plot and has undergone a number of recent renovations, including a new external oil fired boiler and the erection of a detached garage. Early viewing is certainly advised to appreciate the scale and finish of the property on offer.

The generously proportioned and abundantly light and bright accommodation comprises:

#### **Entrance Porch**

4'4" x 6'4"

Double opening uPVC doors leading into the entrance porch, which is fitted with tiled flooring and a door to the hall.

#### **Hall**

11'10" x 10'0"

Grand hallway fitted with a double storage cupboard with railing (measuring 7'08" x 1'11"), stairs to the first floor and doors to:

#### **Reception Room**

14'1" x 17'11"

Light and airy reception room fitted with double aspect windows, four wall lights, electric feature fireplace set in a feature surround and a TV aerial. Double opening doors to:

#### **Dining Room/Study**

7'8" x 15'7"

With ample space for a dining table, laminate flooring and double opening doors to the conservatory.

#### **Conservatory**

12'3" x 9'3"

With triple aspect windows, laminate flooring, polycarbonate roof and double opening 'French' doors to the garden.

#### **Kitchen**

11'7" x 17'11"

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 induction 'Beko' hob with 'Cooke & Lewis' extractor hood over, double electric oven, integrated 'Bosch' dishwasher, space for a freestanding 'American' style fridge/freezer, breakfast bar area, inset spot lighting, laminate flooring and part tiling to the walls.

#### **Rear Lobby**

5'1" x 3'11"

With laminate flooring, a uPVC door to the rear and an opening to the kitchen.

#### **Utility Room**

13'11" x 10'5"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and single hot and cold taps, plumbing for a washing machine, space for a tumble dryer, space for a chest freezer, space for a freestanding fridge/freezer, laminate flooring, part tiling to the walls, telephone point and a uPVC door to side aspect. The utility room also houses the wall mounted consumer unit.

#### **Shower Room**

7'5" x 6'9"

Fitted with a three piece suite comprising a large walk in shower cubicle with double mains fed shower heads over, hand wash basin with mixer tap built into vanity and WC with dual flush button, tiled walls and laminate flooring, extractor fan and a heated towel rail.

#### **WC**

7'5" x 2'11"

Fitted with a WC with dual flush button and a wall mounted hand wash basin with single hot and cold taps, part tiling to the walls.

#### **Bedroom 2/Dining Room**

11'11" x 14'2"

Spacious double bedroom, that is currently being utilised as a dining room with a large picture window to front aspect.

#### **Bedroom 4**

7'5" x 14'2"

Double bedroom.

#### **Landing**

6'8" x 31'0"

With access to eaves storage and doors to:

### **Bedroom 1**

15'2" x 16'2"

Remarkably spacious double bedroom with two built in double wardrobes and a dormer bay window to front aspect.

### **Bedroom 3**

12'0" x 14'7"

Spacious double bedroom with access to the eaves for storage.

### **Bathroom**

19'0" x 7'9"

Impressive bathroom fitted with a four piece suite comprising a double ended bath tub with mixer tap, large walk in shower cubicle with a mains fed shower over, 'His and Hers' hand wash basins with mixer taps; both built into vanity and a WC with dual flush button, access to the eaves for storage, tiled walls and flooring and access to the loft.

### **Driveway**

Expansive driveway laid with shingle providing off road parking for multiple vehicles.

### **Garage**

20'08" x 11'03"

Newly erected garage with an electric roller door, two side uPVC doors, side window , power and lighting.

### **Garden**

The property sits on the most impressively sized plot, with privately enclosed generous gardens to the front and side of the property, laid to lawn with timber fencing to the boundaries. To the rear of the property you will find a further garden paved and laid with shingle, as well as a useful timber shed, metal shed and the external boiler and oil tank.

### **Tenure**

Freehold.

### **Opening Hours**

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

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

### **Viewing arrangements**

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.

### **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 D.

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.

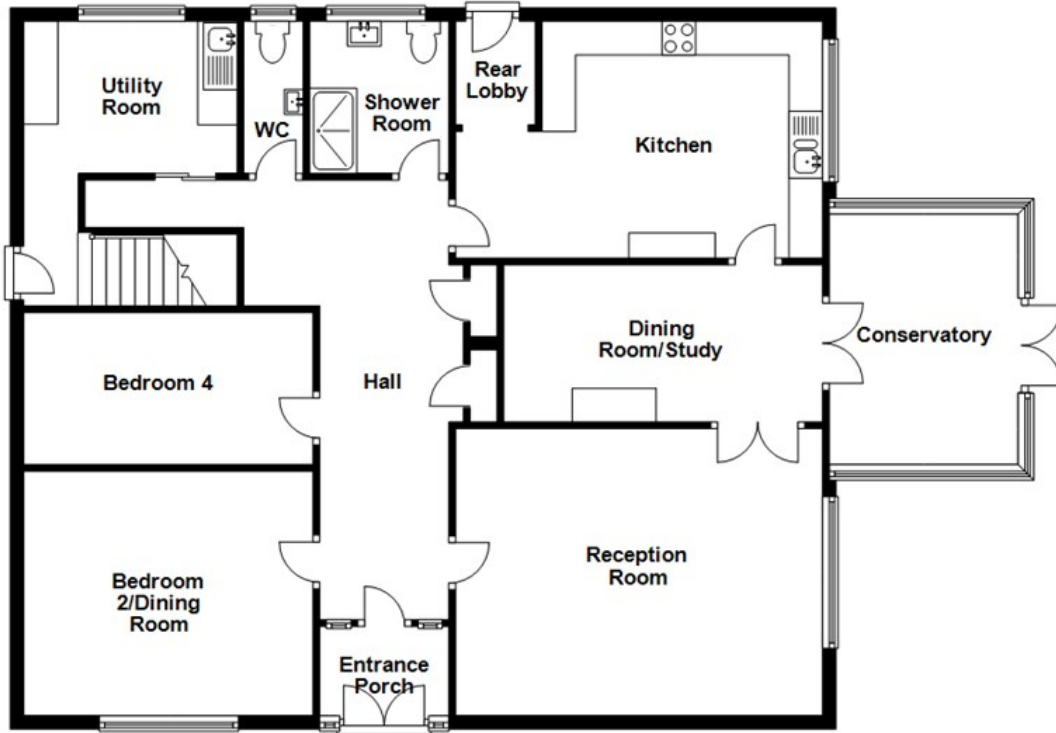






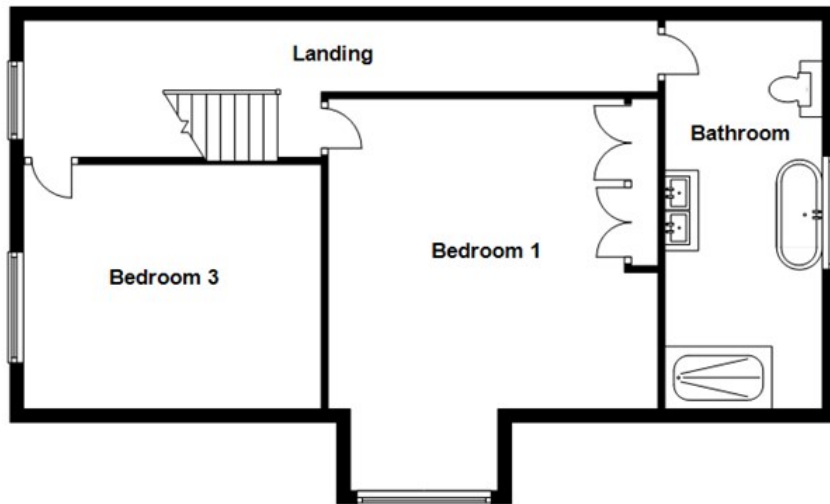
### Ground Floor

Approx. 134.0 sq. metres (1442.2 sq. feet)



### First Floor

Approx. 71.7 sq. metres (771.4 sq. feet)



Total area: approx. 205.6 sq. metres (2213.6 sq. feet)

# 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 follow the road onto Kent Avenue, at the cross roads turn right onto Mablethorpe Road (A1031) and when you enter Theddlethorpe. Follow the road around and Villa-Mon-Ree can be found on your right hand side.

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	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	

