



CHOICE PROPERTIES

Estate Agents

31 Tuplin Road,
Mablethorpe, LN12 1FE

Reduced To £159,950



It is a pleasure for Choice Properties to bring to the market this well presented two bedroom semi detached house; offered with no onward chain. As part of the newest development in Mablethorpe - 'The Sanderlings', this stylish home also comes with the remainder of the 10-year new homes guarantee. To avoid missing out on this impressive property, early viewing is most certainly advised.

The beautifully presented and abundantly light and bright accommodation comprises:

Reception Room

12'6" x 14'1"

Front composite door leading into the reception room which features a TV aerial, telephone point, the wall mounted 'Danfoss' thermostat, stairs to the first floor and also houses the wall mounted consumer unit.

Kitchen/Dining Room

9'3" x 14'1"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring gas hob with stainless steel extractor hood over, electric oven, space for a freestanding fridge/freezer, space for a small dining table, plumbing for a washing machine, TV aerial and the kitchen also houses the wall mounted 'Valliant' combination boiler; supplying both the central heating and hot water systems.

WC

5'11" x 3'1"

Fitted with a WC with dual flush button, hand wash basin with single hot and cold taps and tiled splashback and a 'Monsoon' extractor fan.

Landing

9'3" x 6'6"

Doors to:

Bedroom 1

12'8" x 14'1"

Spacious double bedroom with a TV aerial, two single built in storage cupboards, access to the loft and a wall mounted 'Danfoss' thermostat.

Bedroom 2

9'0" x 7'3"

Double bedroom.

Bathroom

5'8" x 6'6"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap and mains fed shower head over, pedestal hand wash basin with single hot and cold taps and a WC with dual flush button, heated towel rail, part tiling to the walls and a 'Monsoon' extractor fan.

Driveway

Block paved driveway providing off road parking.

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 additionally benefits from a paved patio area.

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,

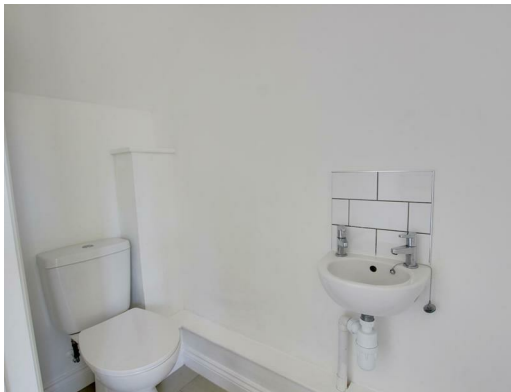
LN9 6PH

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 A.

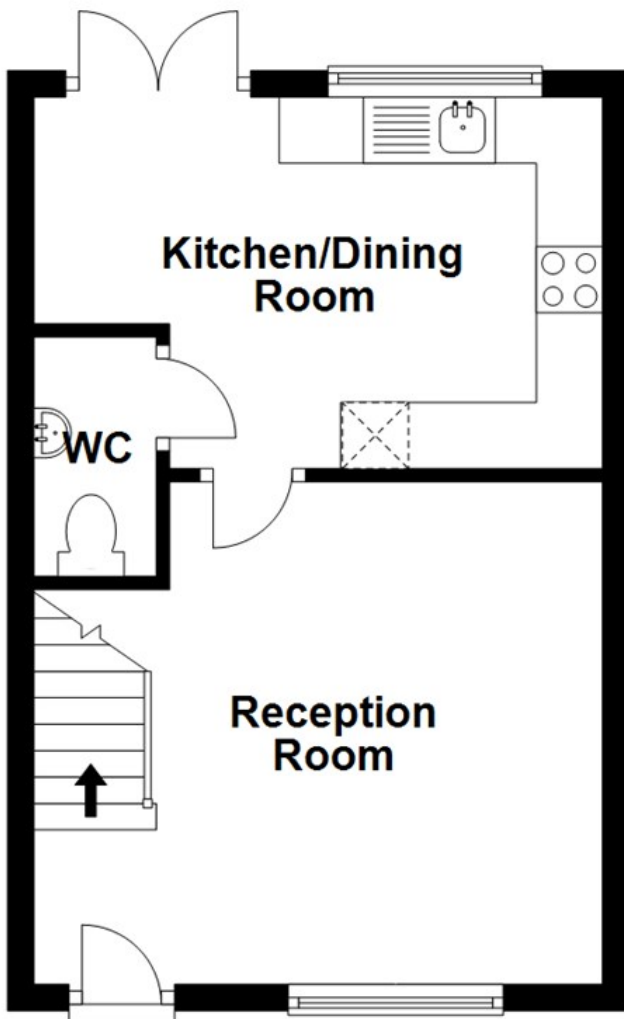
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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





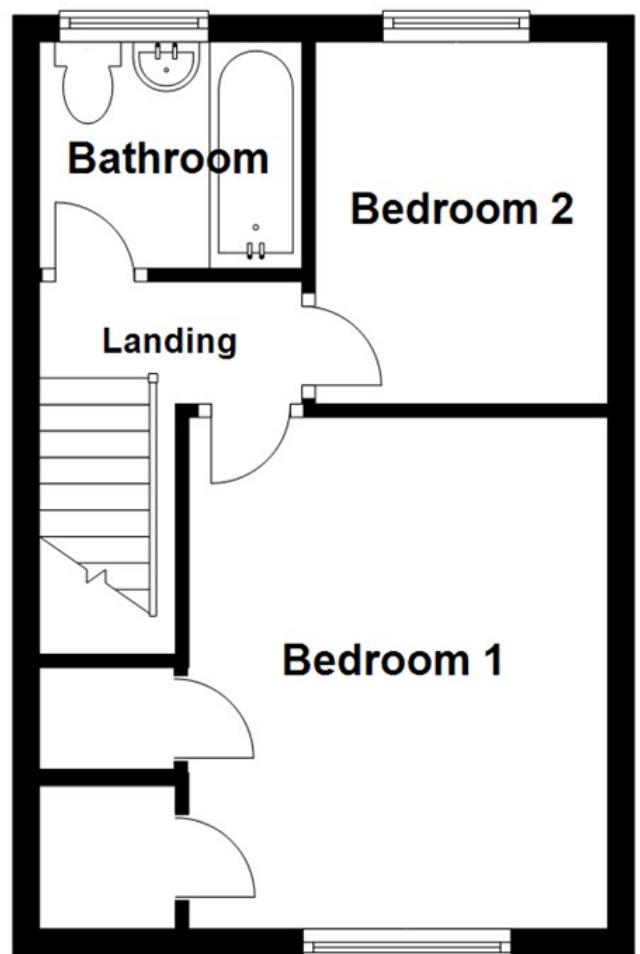
Ground Floor

Approx. 28.9 sq. metres (310.9 sq. feet)



First Floor

Approx. 28.9 sq. metres (310.9 sq. feet)



Total area: approx. 57.8 sq. metres (621.9 sq. feet)

Directions

From our Mablethorpe office head north along Victoria Road to the traffic lights. At the traffic lights turn left onto the High Street. Follow along onto Alford Road and Golf Road can be found to your right. Follow Golf Road and take your second turning on the right into Peter Chambers Way, At the roundabout turn right onto Tuplin Road.

Energy Efficiency Rating										
Current	Potential									
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82										
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>										
<small>England & Wales</small> <small>EU Directive 2002/91/EC</small>										

Environmental Impact (CO ₂) Rating								
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