



# CHOICE PROPERTIES

*Estate Agents*

Bluebell Cottage, Saltfleet Road,  
Mablethorpe, LN12 1NS

£435,000



Choice Properties are delighted to offer for sale this bespoke and immaculately presented three bedroom detached house with three en-suites. This expansive home further benefits from two spacious reception rooms, luxurious kitchen/dining room and overlooks the most stunning open views to the front and rear. Viewing is highly advised to appreciate the accommodation on offer.

Offering generous and expansive rooms throughout with a flexible layout, the beautifully maintained and abundantly light accommodation comprises:-

#### **Porch**

5'11" x 4'9"

Entrance via attractive composite door, built in storage space, tiled flooring, door to front aspect into:-

#### **Kitchen/Dining Room**

21'9" x 16'2"

Beautifully spacious kitchen/dining room, fitted with an attractive range of wall and base units with worksurfaces over, one bowl sink unit with stylish mixer taps, range cooker with featured extractor over, integrated appliances including fridge, freezer and dishwasher, inset spot lights to the ceiling, ample space for a dining table, tiled flooring, dual aspect windows overlooking beautiful views to the front and rear.

#### **Utility Room**

10'8" x 6'6"

Fitted with a range of wall and base units with worksurfaces over, plumbing for a washing machine, space for a tumble dryer, oil central heating boiler, tiled flooring, pedestrian door to the side aspect leading into the garden door to w.c.

#### **Pantry**

5'4" x 6'6"

Fully shelved providing ample storage space, tiled flooring, extra appliance space.

#### **WC**

3'3" x 6'6"

Fitted with a modern two piece suite comprising w.c. and wash hand basin with mixer tap set into vanity unit, extractor fan.

#### **Reception Room**

21'3" x 12'5"

Dual aspect windows overlooking beautiful open field views, feature fireplace set into surround with bricked hearth and wooden mantle, fully carpeted, TV Aerial point, telephone point, staircase to the first floor, under stairs storage.

#### **Sitting Room**

15'11" x 12'3"

Dual aspect windows overlooking open field views, electric feature fire set into surround with bricked hearth and wooden mantle, TV Aerial point.

#### **Landing**

13'11" x 6'3"

Velux window, loft access.

#### **Bedroom 1**

13'11" x 11'0"

Remarkably spacious main bedroom, open views to the front aspect, TV Aerial point, door to:-

#### **Dressing Room**

7'0" x 7'2"

Built in storage cupboard, ideal dressing room, opening into:-

#### **En-suite Bathroom**

7'0" x 10'0"

Fitted with a modern four piece suite comprising panelled bath with single taps, corner shower cubicle with mains shower over, wash hand basin with stainless steel mixer taps set into vanity unit, tiled splash backs, inset spot light to the ceiling, velux window.

#### **Bedroom 2**

12'06" x 9'08"

Spacious double bedroom overlooking views to the front aspect, door to:-

#### **En-suite Shower Room**

10'0" x 6'6"

Fitted with a three piece suite comprising corner shower cubicle with mains shower over, wash hand basin with stainless steel mixer taps set into vanity unit, w.c., extractor fan.

#### **Bedroom 3**

12'06" x 9'08"

Spacious double bedroom overlooking views to the rear aspect, door to:-

### **En-suite Shower Room**

10'11" x 6'6"

Fitted with a three piece suite comprising corner shower cubicle with mains shower over, wash hand basin with stainless steel mixer taps set into vanity unit, w.c., extractor fan.

### **Driveway**

Spacious gravelled driveway providing parking for ample vehicles, including a caravan and motorhome.

### **Garage**

19'8" x 16'4"

With pedestrian door to the side aspect, power, water and lighting, Lending itself to numerous uses.

### **Garden**

The property stands proudly within a generous and attractive plot. The property is fronted by double opening timber gates which lead onto the gravelled driveway with a further private pedestrian gate to the side. To the rear of the property you will find a privately enclosed garden which overlooks stunning open fields views to the rear. The garden is neatly laid to lawn and features the spacious studio. There is a separate paved patio seating area located outside the kitchen which is ideal for outdoor entertainment, perfect hot tub location or a lovely spot for Alfresco dining.

### **Studio**

22'11" x 13'1"

Large studio with power, water and lighting. Multi-purpose room, ideal for large office, hobby room or gym.

### **Tenure**

Freehold.

### **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.

### **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.

### **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.

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.













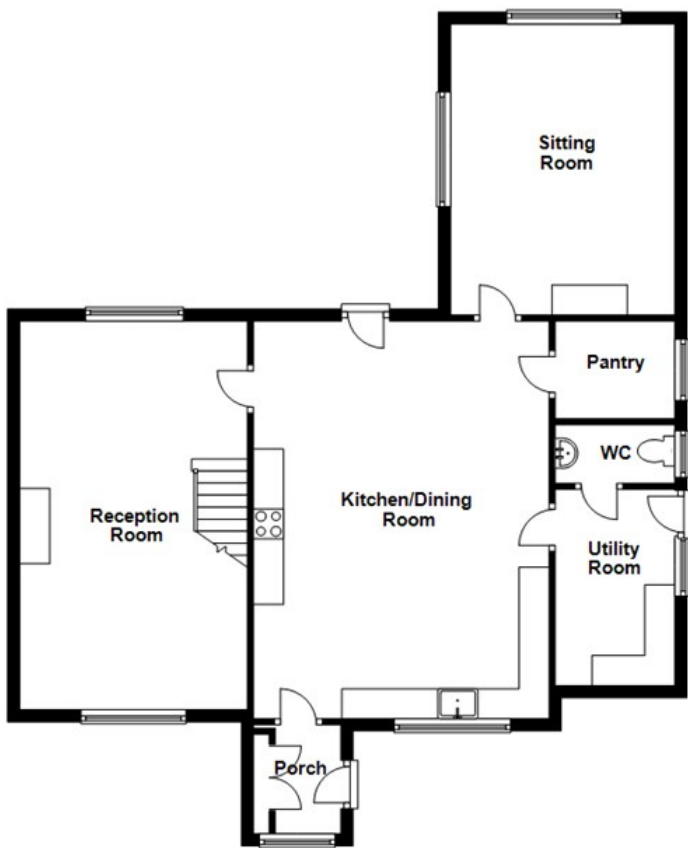




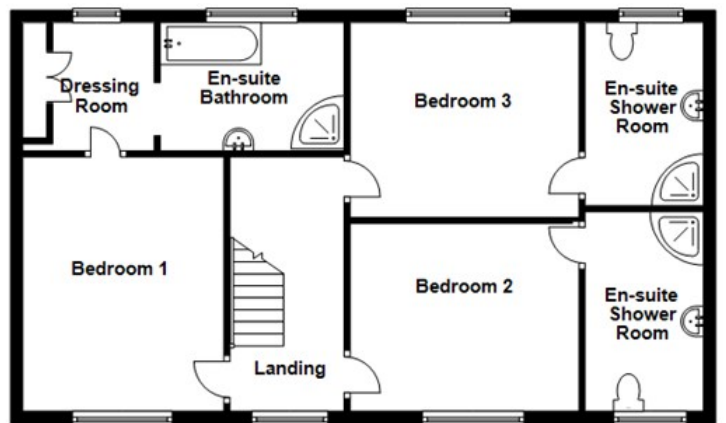




Ground Floor



First Floor



# Directions

Upon leaving the 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). Continue along this road into Theddlethorpe, go past the church and then go past Station Road on your left. 'Bluebell cottage' can then be found on your 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	

