



CHOICE PROPERTIES

Estate Agents

The Sycamores Saltfleet Road,
Mablethorpe, LN12 1PG

Reduced To £450,000



It is a pleasure for Choice Properties to present this most spacious detached house, boasting four bedrooms (one en-suite), ample living space, generously proportioned rooms throughout and open views over farmland to the front and rear. This super property further benefits from off road parking for several vehicles, a detached garage, outbuilding and low maintenance gardens. Early viewing is advised to appreciate this super property!

Benefitting from oil fired central heating and uPVC double glazing, internally this property comprises:

Inner Hallway

3'5" x 6'7"

Sliding front entrance door. Sliding door leading into:

Entrance Hall

8'11" x 13'5"

Spacious entrance hall with stairs to the first floor landing and doors to:

Kitchen

8'11" x 11'9"

Fitted with wall and base units with work surfaces over, one and a half bowl stainless steel sink unit and drainer with mixer tap over, cooker point, space for fridge. Part tiled walls. Spot lighting. Oil fired boiler.

Dining Room

14'9" x 13'7"

With dual aspect windows and ample space for a dining table and chairs. Two feature wall lights.

Reception Room

13'9" x 19'6"

A most spacious reception room with original beams and gas fireplace set in feature surround with mantle. TV aerial point. Sliding door to the conservatory.

Conservatory

7'11" x 13'7"

With tiled flooring and two sets of double opening patio doors leading out to the garden.

Sitting Room

19'1" x 15'7"

Light and airy sitting room benefitting from a large sliding patio door leading out to the front garden. TV aerial point. Laminate flooring.

Utility Room

10'9" x 8'9"

Fitted with wall and base units with work surfaces over, ceramic butler sink with mixer tap, plumbing for a washing machine. Space for freestanding 'American' fridge/freezer. Double larder cupboard.

Sun Room

9'5" x 8'4"

Sliding door to the front garden. Shower cubicle with mains fed waterfall shower over.

Bedroom 1

8'9" x 14'9"

Spacious double bedroom with two double built in wardrobes and one single. Laminate flooring.

WC

2'10" x 8'9"

Fitted with push-button flush wc and hand wash basin with taps over.

Landing

8'3" x 13'7"

Loft access. Doors to:

Hall

9'1" x 2'8"

Doors to:

Bedroom 2

19'9" x 10'1"

Spacious double bedroom with triple aspect windows including patio doors to the front aspect, opening out to the balcony. TV aerial point.

Balcony

2'4" x 10'1"

En-suite Bathroom

11'8" x 5'7"

Fitted with four piece suite consisting of a panelled bath tub with taps over, shower enclosure with mains fed shower over, hand wash basin and wc. Part tiled walls.

Dressing Room

7'11" x 8'7"

With built in storage cupboards and wardrobes.

Bedroom 3

9'5" x 16'2"

Spacious double bedroom with built in wardrobes. TV aerial point. Dual aspect windows.

Bedroom 4

8'3" x 11'8"

TV aerial point.

Bathroom

9'5" x 5'9"

Fitted with three piece suite comprising a panelled bath tub with taps over, shower enclosure with mains fed shower over and hand wash basin. Part tiled walls.

WC

9'5" x 3'1"

Fitted with wc and hand wash basin. Part tiled walls.

Driveway

Proving off street parking for several vehicles.

Garage

Brick built with an open-front, this detached garage provides more off road parking space or storage space.

Garden

The property is surrounded by spacious gardens which feature an array of trees and plants. The rear garden is mainly paved for ease of maintenance while the front garden joins the gravelled driveway. The rear garden also benefits from a detached, brick built outbuilding which has power, lighting and a water supply.

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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

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.

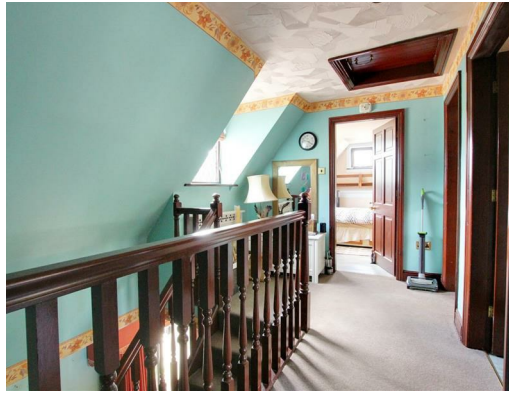
Making an Offer

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.

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.



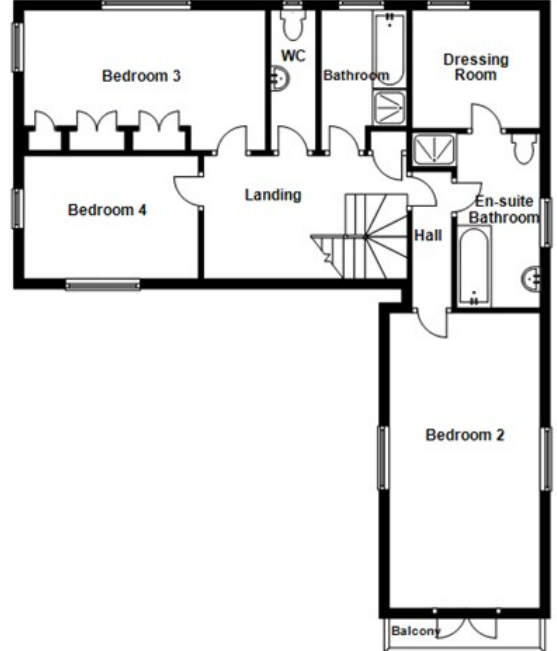




Ground Floor



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. The Sycamores can then be found a short way down 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			
(55-60) 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

