



# CHOICE PROPERTIES

*Estate Agents*

Queens Park House, 24 The  
Boulevard,

Price £315,000



Choice Properties are delighted to offer for sale this spacious and impressive three bedroom detached house, situated just a stones throw away from Mablethorpe's award winning beaches. The property further benefits from two reception rooms, a driveway with garage and an attractive, well tended garden. Early viewing is highly advised.

Offering generously proportioned rooms throughout, the abundantly light and beautifully maintained accommodation comprises:-

### **Hallway**

13'11" x 3'11"

Radiator. Double power point. Natural wood effect vinyl flooring. Staircase to first floor landing with windows to two elevations along with storage cupboard housing electric trip box. Doors to:

### **Reception Room**

14'6" x 16'1"

Feature fireplace with electric fire. 2 Double power points. Telephone point. Windows to front and side aspect giving views over the Queens Park and the pullover to the Sea Front.

### **Sitting Room**

14'5" x 11'11"

Spacious Lounge open to the kitchen with windows to front and side elevations. Fireplace with attractive multi fuel stove. Natural wood effect vinyl flooring. Radiator. 4 Double power points. Double opening 'French' doors leading on to the rear garden. Opening to:

### **Kitchen**

17'0" x 7'5"

Consisting of fitted wall and base units with work surfaces over. One and half bowl ceramic sink unit and drainer with mixer tap. Electric oven and gas hob with filter hood over. Part tiled walls. Spot lighting. Natural wood effect vinyl flooring. Inset spot lighting. Single & 6 double power points. Door to:

### **Utility Room**

15'1" x 4'4"

Fitted wall cupboards. Fitted work surface. Plumbing for automatic washing machine and dishwasher. 2 Double power points. UPVC door to rear garden.

### **WC**

2'11" x 7'5"

Consisting of push button flush w.c. and pedestal wash hand basin. Radiator. Natural wood effect vinyl flooring.

### **Landing**

18'0" x 3'10"

2 Double power points. Loft access. Doors to:

### **Bedroom 1**

14'0" x 11'11"

Spacious double bedroom. Built in wardrobes. Radiator. 3 Double power points. Windows to two elevations with views over the Queens Park.

### **Bedroom 2**

10'11" x 11'11"

Radiator. 3 Double power points. Windows to two elevations with views over the Queens Park and pullover leading on to the Sea Front.

### **Bedroom 3**

9'11" x 11'7"

Radiator. 2 Double power points. Windows to two elevations.

## **Bathroom**

9'6" x 7'5"

Large family bathroom consisting of panelled bath with mixer shower taps and glass shower screen. W.C. with push button flush and pedestal wash hand basin. Chrome towel radiator. Part tiled walls. Inset spot lighting. Airing cupboard housing 'Worcester' gas fired condensing combination boiler which supplies the central heating and domestic hot water.

## **Driveway**

Providing ample parking space for a number of vehicles.

## **Detached Garage**

Large detached garage with up and over door, side access door and pitched roof.

## **Garden**

The property is fronted by a low level brick wall and open to the driveway and front garden which has been gravelled for ease of maintenance. This leads to the front entrance door with canopy over. There is gated access to the side of the property leading to the good sized enclosed rear garden. To the rear of the 'French' doors is a concrete patio area with featured fitted BBQ and timber storage shed which in turn leads to the lawned garden. At the bottom of the garden and to the rear of the garage is a paved patio area.

## **Tenure**

Freehold

## **Council Tax**

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 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.

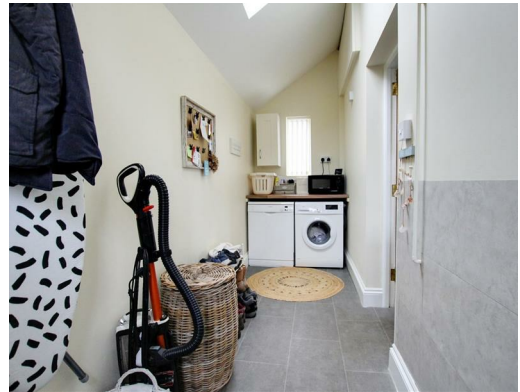
## **Making an Offer**

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.

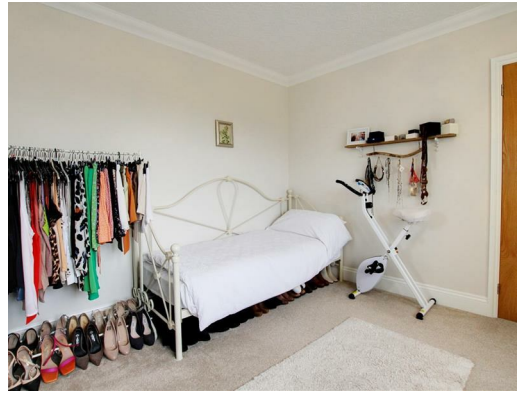
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.





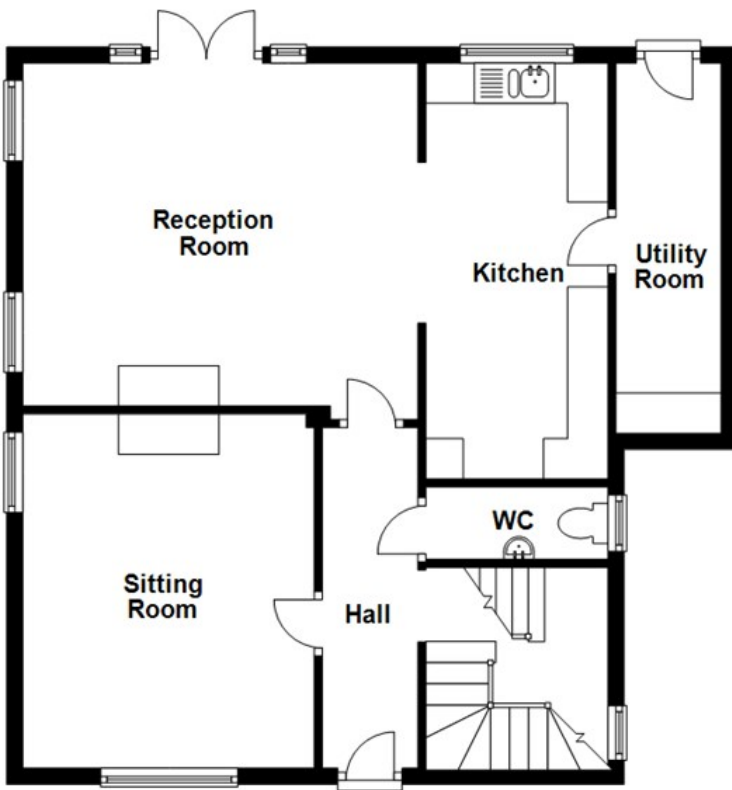




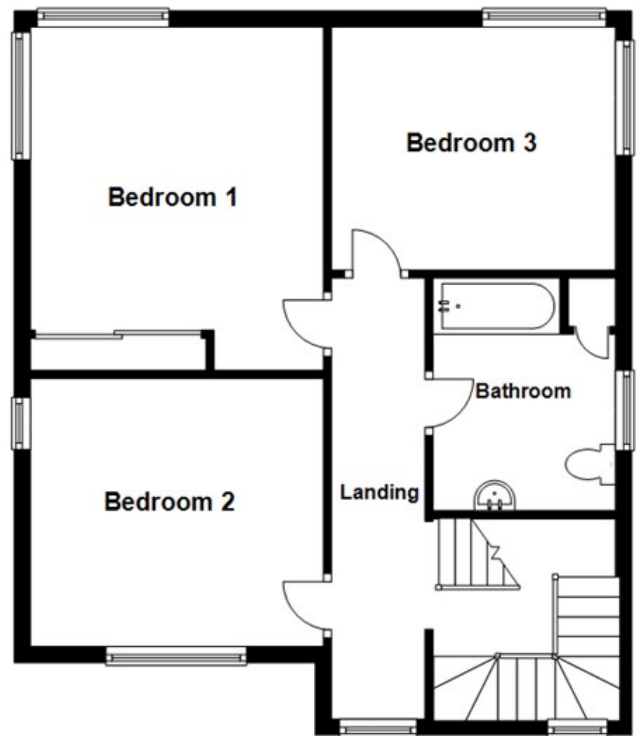




**Ground Floor**



**First Floor**



# Directions

From our office head south along Victoria Road and take your first left into The Boulevard, number 24 can be found just around the bend 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			
		70	80
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	

