



CHOICE PROPERTIES

Estate Agents

30 Alexandra Road,
Mablethorpe, LN12 1BJ

Price £194,950



Choice Properties are excited to bring to the market this most spacious two bedroom semi detached house, offering a sizeable internal layout as well as a detached garage and generously sized, well established garden to the rear. Situated in a quiet residential position yet only a short walk from both the local amenities and the beach, early viewing is most certainly advised to appreciate what's on offer.

The generously sized accommodation benefits from a mains gas central heating system, new external rendering, uPVC double glazing throughout and comprises:

Entrance Hall

11'3" x 5'2"

uPVC front door leading into the entrance hall, with a door to:

Lobby

3'0" x 11'7"

Doors to:

Reception Room

14'1" x 11'7"

Light and airy reception room benefiting from a bow window to front aspect, fitted gas fireplace with a bricked surround and a TV aerial.

Dining Room

12'3" x 11'7"

Providing ample space for a dining table and featuring an under-stair storage cupboard and a telephone point.

Kitchen

9'10" x 11'7"

Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with mixer tap, fitted gas oven and a four ring hob, space for a freestanding fridge/freezer, partly tiled walls, space for a small dining table and a door to side aspect to outside.

Utility Room

8'0" x 10'7"

Fitted with a range of wall and base units, one bowl stainless, space and plumbing for utilities, partly tiled walls and a door leading to:

Shower Room

2'10" x 10'7"

Fitted with a three piece suite comprising a shower cubicle with tiled splashbacks and mains fed shower over, pedestal hand wash basin with single hot and cold taps and a WC with dual flush button.

Landing

6'7" x 2'11"

Doors to:

Bedroom 1

18'7" x 11'7"

Spacious double bedroom with double aspect windows.

Bedroom 2

14'1" x 11'7"

Spacious double bedroom.

Bathroom

8'5" x 8'4"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap and shower attachment, pedestal hand wash basin with single hot and cold taps and WC with single flush lever, part tiled walls, a built in airing cupboard, and a separate cupboard housing the wall mounted combination boiler; which supplies both the central heating and hot water systems.

Driveway

Block paved driveway providing off road parking for several vehicles.

Garage

Detached garage with an up and over door with electric available.

Garden

The property is fronted by a low levelled bricked wall enclosing a garden, which is mostly laid with shingle, featuring an array of trees, plants, bushes and shrubs. To the rear of the property you will find a privately enclosed garden laid to lawn additionally featuring a paved patio area, useful timber shed, greenhouse and a further area sectioned off as an allotment with a poly tunnel in place. This garden is certainly one that would keep any green-fingered enthusiast occupied!

Tenure

Freehold.

Viewing arrangements

Viewing 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,

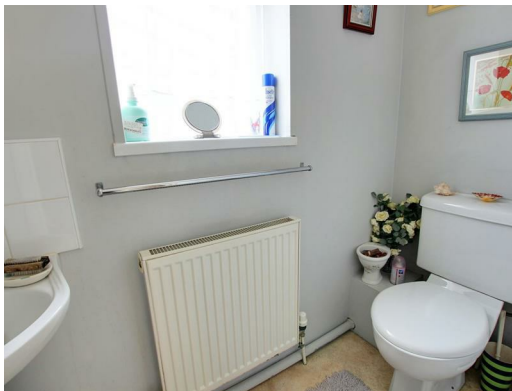
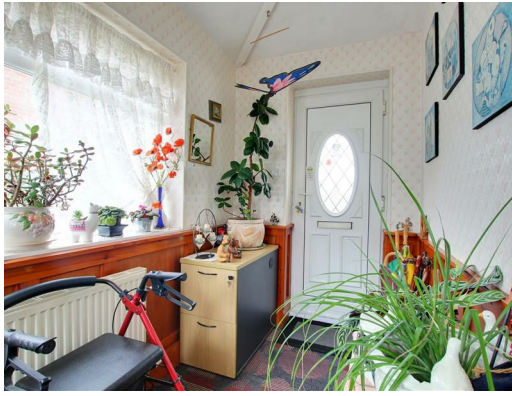
LN9 6PH

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.

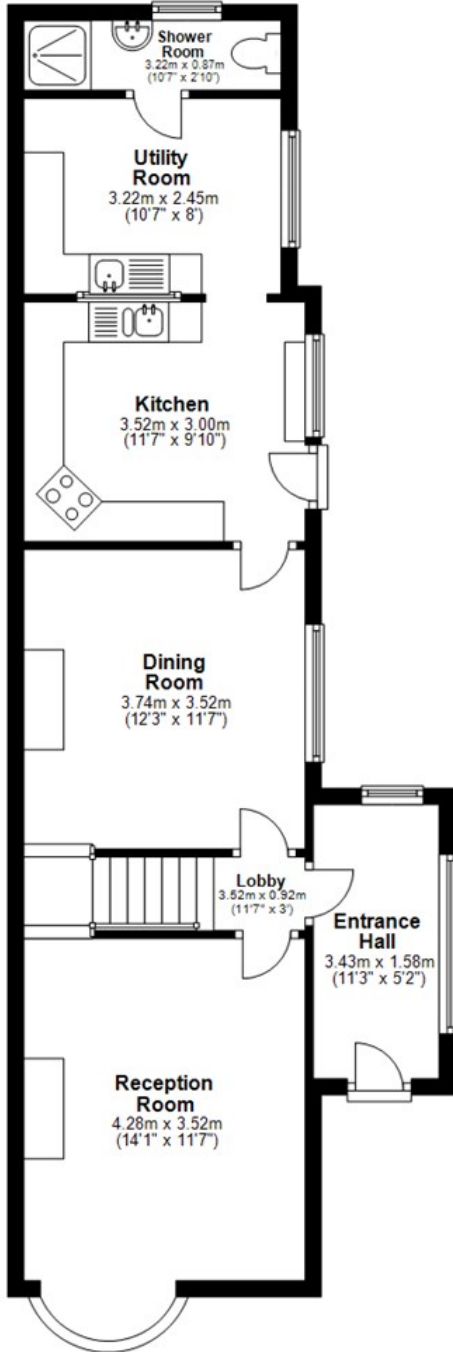
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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





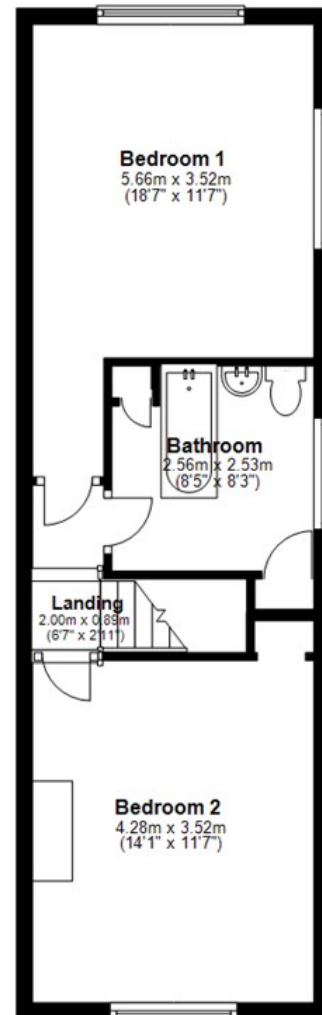
Ground Floor

Approx. 60.5 sq. metres (651.7 sq. feet)



First Floor

Approx. 43.1 sq. metres (463.7 sq. feet)



Total area: approx. 103.6 sq. metres (1115.4 sq. feet)

Directions

From our Mablethorpe office head North to the traffic lights then turn left onto the High Street. Alexandra Road is the fourth on your right and number 30 can be found on your right hand side.

