



CHOICE PROPERTIES

Estate Agents

104 Wellington Road,
Mablethorpe, LN12 1HY

Reduced To £215,000



It is a pleasure for Choice Properties to bring to the market such a beautifully presented home, having been tastefully modernised; including a new kitchen and bathroom; under the current vendors' ownership. This three bedroom semi detached house is conveniently situated in a quiet residential position, yet only a short distance from both the local amenities and 'Blue Flag' award winning golden sandy beaches of Mablethorpe. Early viewing is most certainly advised to appreciate the size and quality of property on offer here.

The abundantly light and bright accommodation benefits from a mains gas central heating system and uPVC double glazing throughout; and comprises:

Entrance Hall

14'2" x 6'5"

Front composite door leading into the entrance hall, featuring the wall mounted thermostat, stairs to the first floor, an under-stair storage cupboard and doors leading to:

Kitchen

18'1" x 6'5"

Modern kitchen fitted with a range of wall and base units with quartz worktop over, one and a half bowl resin sink with drainer and mixer tap, plumbing for a washing machine, space for a 'Range' style cooker, space for a freestanding fridge/freezer, triple aspect windows and a rear uPVC door to the garden.

Reception Room

11'7" x 12'10"

Light and bright reception room benefiting from a bay window to front aspect and featuring laminate flooring, a TV aerial and telephone point. Open plan design with the:

Dining Area

14'4" x 11'3"

Providing ample space for a dining table and featuring laminate flooring and double opening 'French' doors to the garden.

Landing

6'10" x 5'6"

With loft access and doors leading to:

Bedroom 1

15'4" x 12'2"

Spacious double bedroom with a bay window to rear aspect, TV aerial and cupboard housing the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

Bedroom 2

10'7" x 10'10"

Spacious double bedroom with a TV aerial, built in storage including two double wardrobes and a bay window to front aspect.

Bedroom 3

11'3" x 6'10"

Double bedroom with a TV aerial and bay window to front aspect.

Bathroom

7'7" x 5'6"

Fitted with a three piece suite comprising a 'P' shaped panelled bath tub with mixer tap and electric 'Triton Trance' shower over, pedestal hand wash basin with mixer tap and WC with dual flush button, heated towel rail, tiled walls, inset spot lighting and an 'Intervent' extractor fan.

Driveway

To the front of the property you will find a gravelled driveway providing off road parking. To the side of the property you will find a shared driveway, giving access to the:

Garage

With power, lighting and an up and over door.

Garden

To the rear of the property you will find a privately enclosed garden, part laid to lawn and part laid with shingle and paving slabs with timber fencing to the boundaries. In the rear garden you will additionally find the detached garage, a greenhouse, timber children's playhouse and an array of well established plants and shrubs. This garden gives you the perfect balance for tranquil living; offering space for the more keen green fingered population, but also ample space to enjoy outdoor dining and relaxing. One standout feature of the garden is to the rear aspect, as the property backs on to and has a rear gate leading out on to Sherwood Playing Fields - which are dog friendly and provide a quicker and more direct route to the beach.

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.

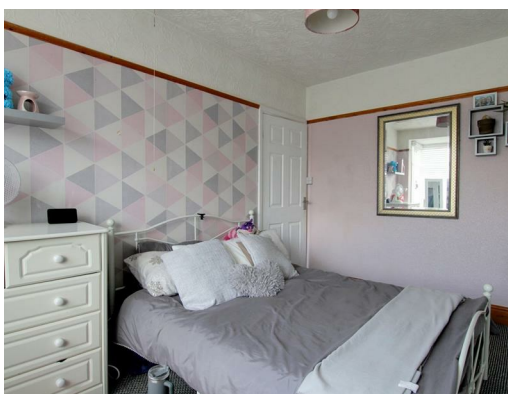
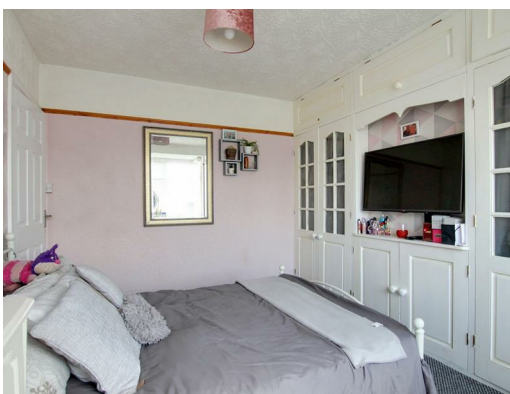
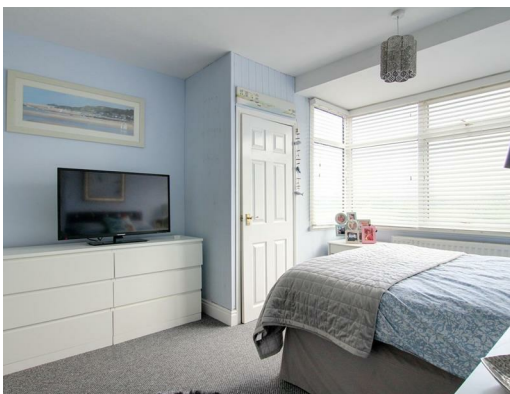
Council tax band

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 B.

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. 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.

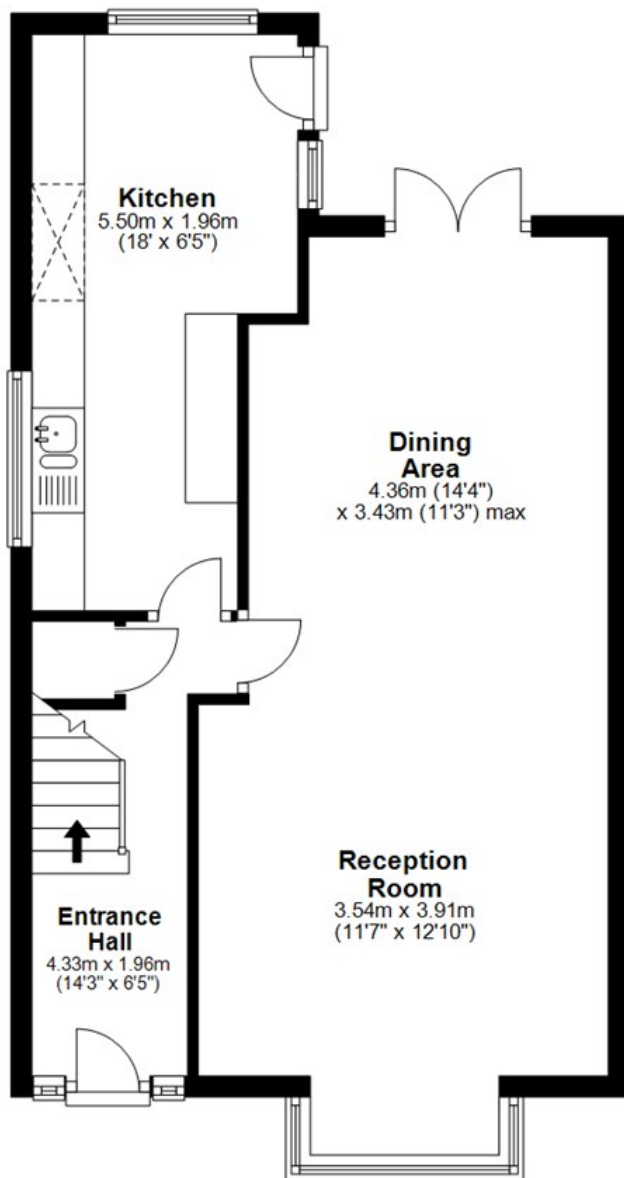






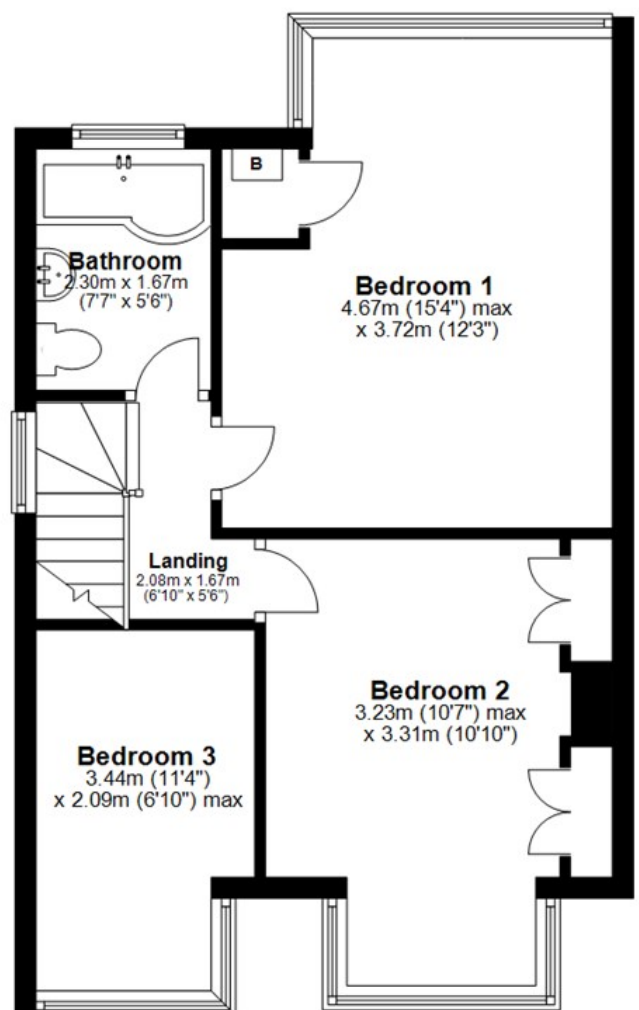
Ground Floor

Approx. 49.5 sq. metres (533.1 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.6 sq. feet)



Total area: approx. 93.4 sq. metres (1005.6 sq. feet)

Directions

From our Mablethorpe office head North to the traffic lights. Turn left onto the High Street and then first right into Wellington Road. Number 104 can be found on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

