



# CHOICE PROPERTIES

*Estate Agents*

Manor House Farm, 68 Church Lane,  
Mablethorpe, LN12 2NU

Price £475,000



Choice Properties are delighted to offer for sale this most impressive and tastefully refurbished three/four bedroom detached house positioned on a generously sized plot measuring circa 0.65 acres. Additionally benefiting from a large driveway providing extensive parking for numerous vehicles and 12 new solar panel owned out right, this spacious property is located in a quiet location on the outskirts of the town yet within easy walking distance of shops and amenities as well as Mablethorpe beach with its prestigious Blue Flag status.

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

#### **Inner Porch**

4'4" x 9'6"

Attractive uPVC front door, door aspect windows.

#### **Entrance Hall**

15'3" x 8'2"

Staircase to the first floor.

#### **Reception Room**

15'3" x 20'8"

Log burner set into featured tiled surround, door to the conservatory, TV Aerial point, telephone point, glass sliding doors to:-

#### **Conservatory**

8'0" x 20'9"

Sliding patio doors leading out into the garden, solid roof, power points.

#### **Dining Room**

15'3" x 14'1"

Bay window to the side aspect, Picture window to the front aspect, large storage cupboard with lighting and radiator.

#### **Kitchen**

19'9" x 10'6"

Fitted with a range of wall and base units with solid worktops over, one and half bowl granite sink unit with drainer and mixer taps, central island/breakfast bar with cupboards, Aga (not presently connected), seven ring gas hob, electric double oven, space for a large fridge/freezer, French doors leading to patio area.

#### **Hallway**

3'4" x 10'6"

Wall mounted consumer unit.

#### **Snug / Bedroom 4**

12'2" x 10'6"

Large double door storage cupboard, TV Aerial point.

#### **Utility**

5'5" x 10'6"

W.c. wash basin set into vanity unit with mixer tap, wall and base units, plumbing for a washing machine, space for a tumble dryer, overhead storage space.

#### **WC**

4'7" x 10'6"

Outdoor w.c.

#### **Landing**

Loft access.

#### **Bedroom 1**

15'3" x 12'3"

Remarkably spacious double bedroom, built in wardrobes.

#### **En-suite**

4'4" x 7'9"

Marble sink set into vanity unit with mixer tap, dual flush WC, corner shower cubicle.

#### **Bedroom 2**

12'4" x 14'5"

Spacious double bedroom.

#### **En-suite WC**

2'7" x 6'1"

Dual flush w.c., wash hand basin with mixer tap set into vanity unit.

## **Bathroom**

9'6" x 6'1"

Dual flush W.c., wash hand basin with mixer tap set into vanity unit, panelled bath, storage cupboard with folding door housing the 'Ideal' combination boiler.

## **Bedroom 3**

8'3" x 10'9"

Double bedroom with dual aspect windows.

## **Driveway**

Large driveway providing ample parking for several vehicles.

## **Outbuildings**

The property boasts several outbuildings lending themselves to a multitude of uses. There is an attractive brick outhouse/studio with power and lighting, an outdoor WC and log storage area and two further large outbuildings.

## **Large Studio/Garden room**

Recently renovated with featured uPVC Bi-fold doors, fully double glazed with power and lighting. Impressive studio lending itself to numerous uses.

## **Garden**

The property stands proudly upon a generously sized garden which backs onto fields and overlooks open views. The garden is privately enclosed with fencing to the boundaries and is adorned with an abundance of established plants, trees and shrubbery throughout. There are several secluded seating areas which are ideal for outdoor entertaining or simply soaking up the sunshine. Timber gates to the side of the property provide access to the front.

## **Tenure**

Freehold.

## **Council tax band**

Local Authority - East Lindsey District Council,  
Tedder Hall,  
Manby Park,  
Louth.  
LN11 8UP  
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.

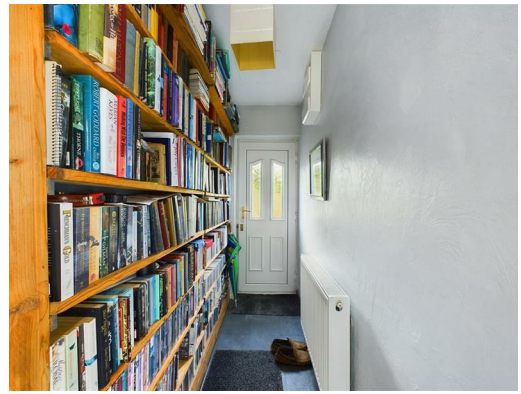
## **Viewing arrangements**

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.

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.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area<sup>(1)</sup>  
2616.92 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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# Directions

From our office head north along Victoria Road, at the traffic lights turn left onto the High Street, carry on past the CO-OP supermarket, past the Police Station and then turn left onto Church Road. Take your second left onto Church Lane and number 68 can be found a short distance along on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(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 <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	

