



# CHOICE PROPERTIES

*Estate Agents*

1 Coastguard Cottages Churchill Lane,  
Mablethorpe, LN12 1PQ

Reduced To £194,950



It is a pleasure for Choice Properties to introduce to the market this special and characterful mid-1800s three bedroom mid terrace house; originally a Coastguard Cottage. Situated in the most idyllic position, tucked away down a private road; yet only a stones throw from the beach, and on the edge of a peaceful nature reserve, this charming property really defines rural living, boasting beautiful open views to the front aspect. Having been partly renovated, the high standard finish achieves a modern twist with outstanding original features and still gives any prospective buyer the opportunity to put their own stamp on history. Viewing is most certainly highly advised.

The property features electric heating throughout and benefits from a new septic tank, double thickness walls, a welsh slate style roof, solar panels which are owned outright and comprises:

### **Kitchen**

8'00" x 10'02"

Modern and stylish wall and base units with worktop over, ceramic butler sink with mixer tap, space for a freestanding 'Range' style dual fuel cooker, space for a freestanding fridge/freezer and space for a small dining table.

### **Reception Room**

11'00" x 15'05"

Light and airy reception featuring the composite front entrance door, a coal fire set on a feature hearth with an original hand cut stone mantle and a door to:

### **Hallway incorporating the Utility Area**

7'11" x 6'02"

Rear uPVC door leading to the rear garden, stairs to the first floor, utility area including plumbing for a washing machine with tiled walls, 'York Stone' flooring and the wall mounted new consumer unit.

### **Landing**

2'08" x 4'07"

Fitted with a built in airing cupboard housing the hot water cylinder and doors to:

### **Bedroom 1**

11'01" x 8'07"

Double bedroom.

### **Bedroom 2**

7'11" x 7'10"

Double bedroom.

### **Bedroom 3**

8'04" x 9'00"

Double bedroom with an original feature fireplace.

### **Bathroom**

5'02" x 7'05"

Fitted with a three piece suite comprising a bath tub with single hot and cold taps, pedestal hand wash basin with single hot and cold taps and WC.

### **Driveway**

Driveway laid with shingle providing off road parking for two vehicles.

### **Garden**

To the rear of the property you will find a garden laid to lawn with low level bricked walls to the boundaries. The rear garden additionally feature four bricked outbuildings providing ample storage space.

### **Tenure**

Freehold.

### **Viewing arrangements**

Viewing by appointment through Choice Properties on 01507 472016.

### **Opening hours**

Monday - Friday 9:00am - 5:00pm

Saturday 9.00am - 3.00pm

### **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

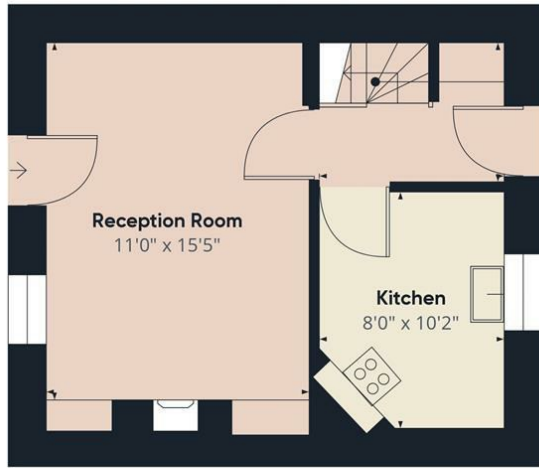
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

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.







Hallway incorporating the Utility Area  
7'11" x 6'2"

Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
607.41 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.

Calculations are based on RICS IPMS 3C standard.

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# Directions

Please use the postcode LN12 1PQ to navigate to the property. As you come towards the top of Churchill Lane, take a right where you will see signposted 'Coastguard Cottages'.

