



CHOICE PROPERTIES

Estate Agents

Elder House, 130 Victoria Road,
Mablethorpe, LN12 2AJ

Reduced To £169,999



Choice Properties are excited to introduce to the market this most spacious four/five bedroom semi detached house, conveniently located within close reach of both the local amenities and beaches of Mablethorpe. Having recently undergone renovation throughout, this house offers the perfect balance of space and style boasting ample living space and featuring off road parking to the front. View today to avoid missing out on this beautiful home.

The abundantly light and bright accommodation benefits from a newly installed gas combination boiler and comprises:

Entrance Porch

2'02" x 3'09"

uPVC entrance door leading into the entrance porch with tiled flooring, tiling to the walls and a uPVC door leading to:

Hallway

22'04" x 5'08"

With laminate flooring, the wall mounted 'British Gas' thermostat, stairs to the first floor and doors leading to:

Dining Room

12'01" x 11'08"

Benefiting from double aspect windows and featuring a cupboard housing the wall mounted consumer unit, a TV aerial, a telephone point and double opening doors leading through to the Reception Room.

Reception Room

12'02" x 13'05"

Light and airy reception room benefiting from double aspect windows including an angled bay window to front aspect, and featuring a gas fireplace set in a feature surround and a TV aerial.

Kitchen

10'10" x 11'10"

Fitted with a range of stylish wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, integrated appliances, including: four ring induction hob with extractor hood over, electric 'Beko' oven, 'Beko' dishwasher, fridge/freezer, laminate flooring, inset spot lighting and part tiling to the walls.

Sun Room

11'05" x 5'05"

Benefiting from triple aspect windows and featuring space and plumbing for a washing machine as well as inset spot lighting and a side uPVC door leading out into the courtyard garden.

Bedroom 3

10'06" x 12'00"

Double bedroom benefiting from two 'Velux' style windows, a TV aerial, loft access, laminate flooring and a door to:

En-suite Bathroom

7'05" x 8'10"

Fitted with a three piece suite comprising a freestanding double ended bath tub with mixer tap and shower attachment, His and Hers' pedestal hand wash basins both with single hot and cold taps and a WC with cistern lever, 'Velux' style window, inset spot lighting, tiled walls and tiled flooring.

Landing

12'02" x 2'09"

Providing stairs to the second floor and doors leading to:

Bedroom 1

12'02" x 17'10"

Remarkably spacious double bedroom with a TV aerial, telephone point and original fireplace feature.

Bedroom 2

12'01" x 11'09"

Double bedroom with a TV aerial, telephone point and an original fireplace feature.

Lobby

2'09" x 4'03"

With a door through to the:

Bathroom

8'06" x 11'11"

Sizeable bathroom fitted with a four piece suite comprising a panelled corner bath tub with mixer tap, large shower enclosure with sliding doors and mains fed double shower head over, pedestal hand wash basin with mixer tap and WC with dual flush button, mermaid boarded walls, inset spot lighting, built in alcove shelving and the bathroom also features an airing cupboard housing the newly installed wall mounted 'Glow worm' combination boiler; supplying both the central heating and hot water systems.

Second Floor Landing

5'10" x 2'09"

Doors to:

Bedroom 4

7'09" x 17'10"

Fitted with a telephone point, TV aerial, eaves access for storage and loft access.

Study/Bedroom 5

7'07" x 11'09"

Versatile space offering room for a home study or alternatively could be utilised as a further bedroom with eaves access for storage.

Driveway

To the front of the property there is a block paved driveway providing off road parking for one vehicle.

Courtyard Garden

To the side and rear of the property you will find a courtyard garden block paved for ease of maintenance. The garden additionally features a useful composite shed, exterior lighting and an original well feature. Please note that 130a Victoria Road, Mablethorpe are the only other party that have right of way over the garden to access their property to the rear of 130 Victoria Road.

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.

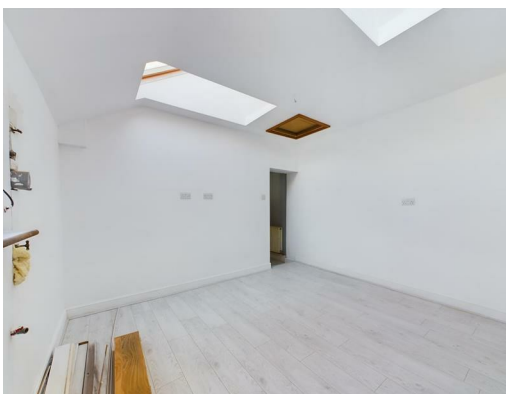
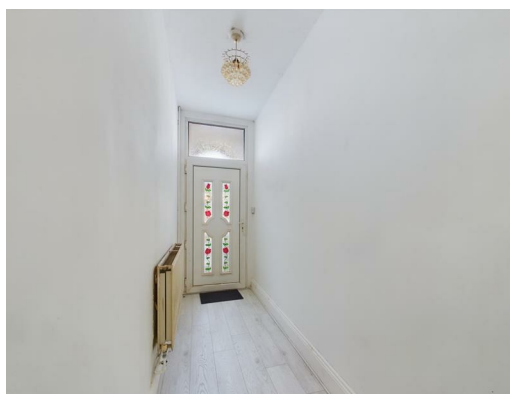
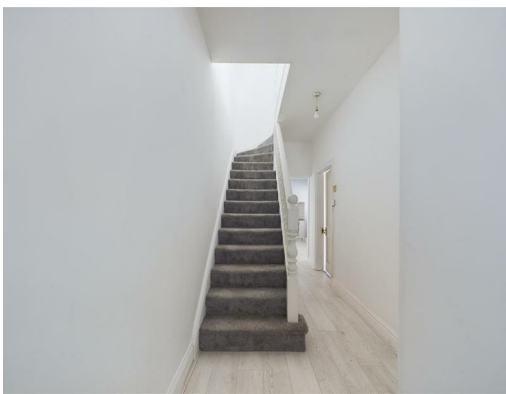
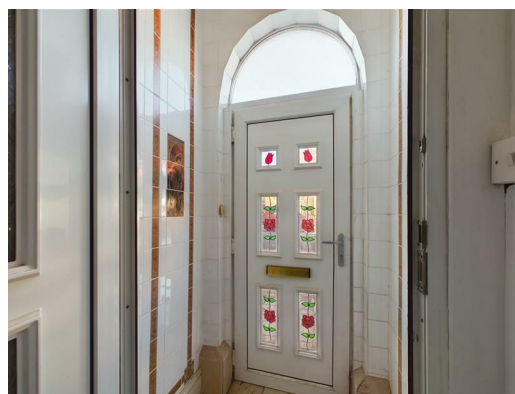
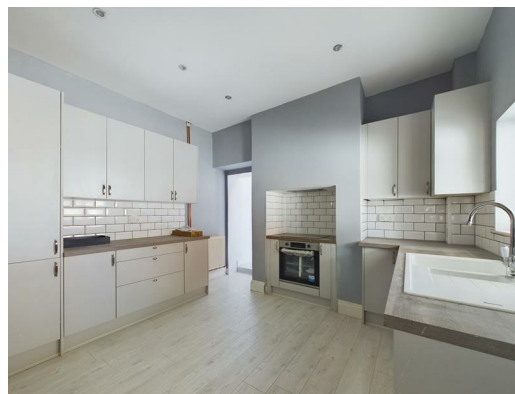
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

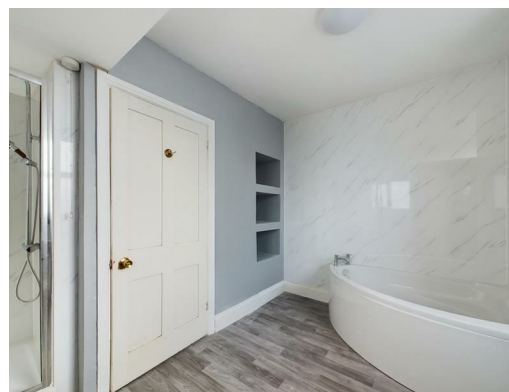
Council tax band

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. 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.





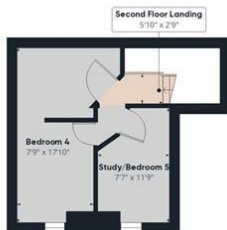




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
1580.24 ft²
Reduced headroom
112.16 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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.

GIRAFFE360

Directions

From our Mablethorpe office head South along Victoria Road and Elder Cottage can be found towards the end of the road 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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

