



CHOICE PROPERTIES

Estate Agents

Bridge Farm Mile Lane,
Mablethorpe, LN12 2QN

Price £450,000



It is a pleasure for Choice Properties to bring to the market this most impressive and expansive four bedroom (one en suite) detached house located in a sought after position offering fantastic far reaching open views to the front side and rear of the property. This fantastic and characterful property offers a large and beautifully maintained garden and early viewing is highly recommended.

Offering generously proportioned rooms throughout and a flexible layout, the beautifully presented accommodation comprises:

uPVC Entrance Door

Leading into:

Conservatory

11'0" x 24'0"

Spacious conservatory, polycarbonate pitched roof, double opening doors into bedroom, double opening doors leading into:-

Kitchen

19'5" x 11'1"

Fitted with a range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, range cooker point, integral dishwasher, space for fridge/freezer, tiled flooring, door to:-

Utility

5'5" x 7'4"

Plumbing for a washing machine, built in storage cupboard housing the boiler and programmer controls.

Reception Room

23'2" x 13'11"

Spacious reception room, TV Aerial point, multi-fuel fire set into featured surround with tiled hearth, telephone point.

Lobby

Staircase to the first floor landing.

Bedroom 1

11'10" x 11'10"

Spacious double bedroom, door to:-

En-Suite Shower Room

6'1" x 7'4"

Fitted with three piece suite comprising shower enclosure with electric shower over, dual flush wc and hand wash basin with mixer tap. Tiled walls and flooring.

Landing

Bedroom 2

10'11" x 11'11"

Spacious bedroom.

Bedroom 3

11'11" x 11'10"

Double bedroom.

Bedroom 4

7'6" x 12'6"

Double bedroom, telephone point.

Bathroom

14'0" x 6'8"

Fitted with a four piece suite comprising panelled bath with single taps, shower cubicle with mains double jacuzzi shower over, pedestal wash hand basin with single taps, close coupled wc, tiled splash backs.

Driveway

Providing generous off street parking for multiple vehicles.

Garden

To the rear of the property you will find a beautiful and expansive garden which is predominately laid to lawn and adorned with an attractive variety of colourful flowers and shrubbery throughout. This superb garden benefits from several patio areas and overlooks the most glorious open fields views to all aspects. This really is a gardeners dream!

Tenure

Freehold.

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

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.

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

Approximate total area⁽¹⁾
1581.54 ft²

(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.

GIRAFFE360

Directions

From our office head north along Victoria Road, at the traffic lights turn left onto the High Street and follow this road out of town. When you come to the crossroads turn left onto Mile Lane and Bridge Farm can be found towards the bottom 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		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	66		(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		

