



CHOICE PROPERTIES

Estate Agents

12 Marina Road,
Mablethorpe, LN12 2BN

Reduced To £249,500



Choice Properties are delighted to offer for sale this remarkably spacious and well presented three bedroom detached house which is located in a quiet residential position only a short walk from the beach, town and local amenities. The property further benefits from driveway, spacious garage and a generously sized garden. Viewing is highly recommended.

Offering generously proportioned rooms throughout, the well-maintained accommodation comprises:

Entrance Porch

5'5" x 3'11"

Triple aspect windows, laminate flooring, door to: -

Entrance Hall

10'10" x 10'4"

Wall mounted alarm system, staircase to first floor, doors to:

Reception Room

15'10" x 11'6"

Wall mounted electric feature fireplace with tiled hearth, TV Aerial point, wall mounted wall lights.

Kitchen/Dining Room

19'1" x 10'4"

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, space for freestanding cooker, space for fridge/freezer, plumbing for a dishwasher, extractor hood, partly tiled walls, TV Aerial point, space for a dining table, Hive thermostat controls.

Sun Room

7'9" x 11'6"

Polycarbonate roof, double opening French patio doors to rear garden, central heating, dual aspect windows.

Lobby

2'11" x 3'7"

Door to:

WC

2'11" x 4'4"

Fitted with a two-piece suite comprising wash hand basin with mixer taps, dual flush wc, tiled walls.

Study

6'0" x 11'6"

Picture window to front aspect, telephone point, dual aspect windows.

Landing

15'5" x 5'4"

Loft access, wall lighting.

Bedroom 1

17'0" x 13'3"

Spacious double bedroom, large built-in wardrobes with sliding doors, two built in storage cupboards with shelving and railing.

Bedroom 2

12'4" x 11'6"

Wash hand basin set into vanity unit with single taps, tiled splash backs, built in double storage cupboard with shelving, spacious double bedroom.

Bedroom 3

7'0" x 11'6"

Double bedroom, TV Aerial point.

Shower Room

7'0" x 10'4"

Two windows to rear, Storage cupboard, door to:

Driveway

Paved driveway providing off street parking.

Garage

19'7" x 8'3"

With power and lighting, up and over door, plumbing for a washing machine, one and a half bowl stainless steel sink unit with drainer and mixer taps, wall mounted Worcester combination boiler.

Garden

To the rear of the property, you will find generously sized and privately enclosed garden which is mainly laid to lawn and adorned with a beautiful variety of raised flower beds, plants, trees and shrubbery throughout. There is also a gravelled section to the rear. The garden also features several useful sheds. A gate to the side of the property provides access to the front of the property.

Workshop

10'4" x 7'4"

Power and lighting, pedestrian door to side aspect, dual aspect windows.

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.

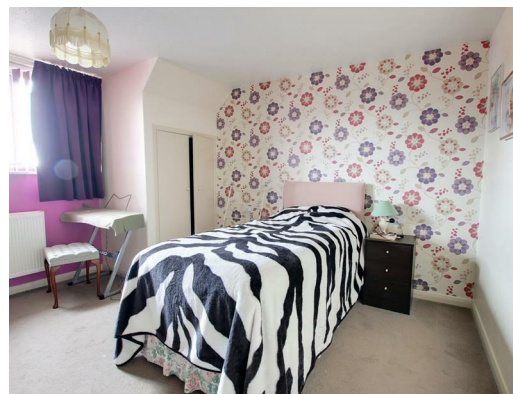
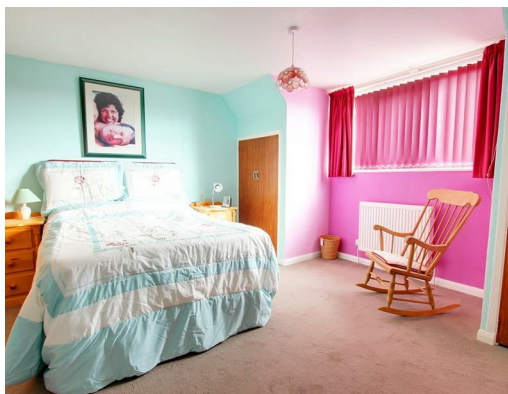
Council tax band

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 C.

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.

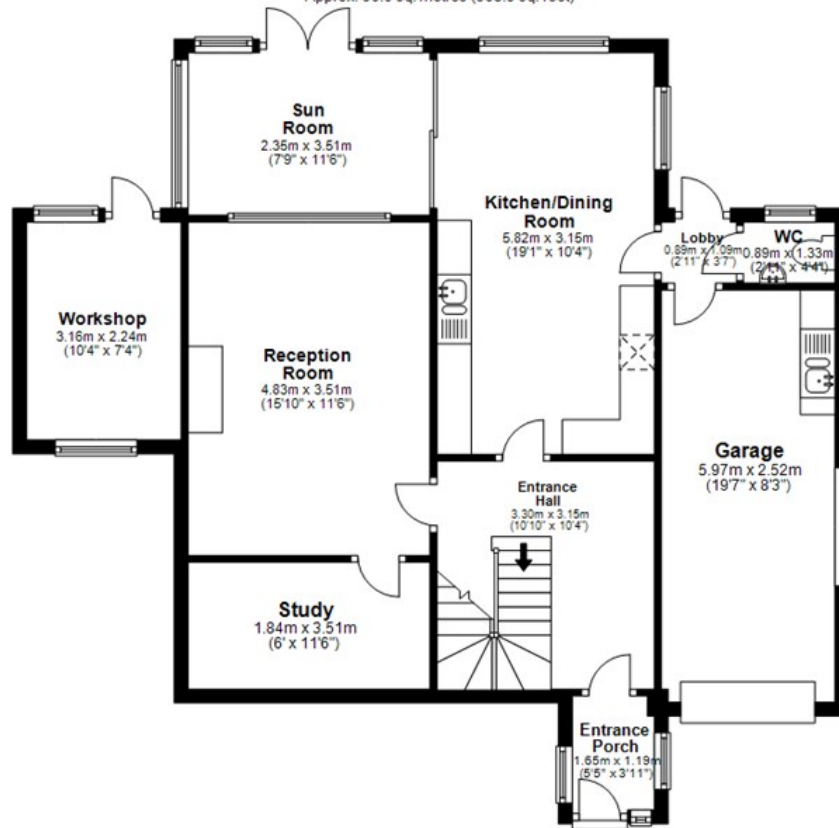






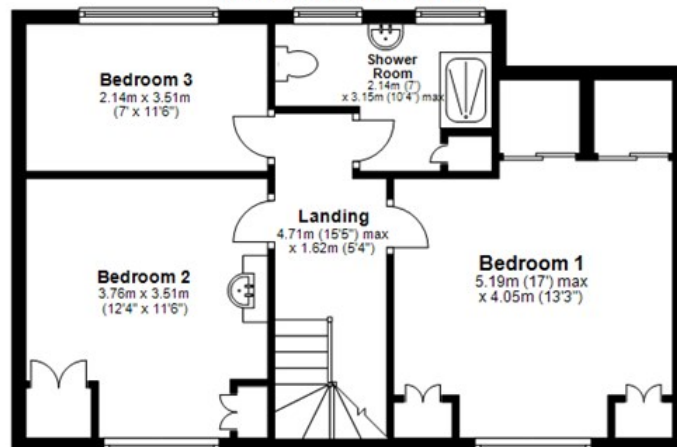
Ground Floor

Approx. 90.0 sq. metres (968.9 sq. feet)



First Floor

Approx. 54.2 sq. metres (583.0 sq. feet)



Total area: approx. 144.2 sq. metres (1551.8 sq. feet)

Directions

From our Mablethorpe office head North to the traffic lights and turn left onto the High Street, then your first left onto George Street. Marina Road can be found about three quarters of the way along on your right-hand side. Number 12 can be found towards the bottom on the 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		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	63		(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		

