



CHOICE PROPERTIES

Estate Agents

The Former Rectory, 88 Wellington Road,

Price £325,000



It is a pleasure for Choice Properties to bring to the market this most remarkably spacious four bedroom detached house; conveniently located only a short distance from the local amenities and 'Blue Flag' award winning golden sandy beaches of Mablethorpe. Boasting a generously sized plot, outbuildings, garage and being further offered with no onward chain; early viewing is most certainly advised to avoid missing out and to appreciate the scale of property on offer here.

The generously proportioned accommodation benefits from a gas mains central heating system and comprises:-

Entrance Hall

6'03" x 9'10"

uPVC front door leading into the entrance hall with an under-stair storage cupboard housing the wall mounted consumer unit, telephone point, wall mounted 'Honeywell' thermostat, stairs to the first floor and doors to:

Reception Room

11'05" x 12'06"

Light and airy reception room benefiting from double aspect windows including a bow window to front aspect and fitted with a gas fire set in a feature surround with a wooden mantle and a TV aerial.

Sitting Room

19'02" x 12'02"

Light and airy sitting room with double aspect windows; including a bow window to front aspect, double opening 'French' doors to the garden, a wall mounted gas fire and a TV aerial. Door to:

Entrance Lobby

5'01" x 4'03"

uPVC door to front aspect and doors leading to:

Study

12'02" x 12'11"

Benefiting from double aspect windows, a wall mounted gas fire, built in storage cupboard, telephone point and a variety of fitted wall shelving.

WC

5'02" x 4'11"

Fitted with a WC with cistern lever and pedestal hand wash basin with single hot tap and electric 'Triton T30I' mixer tap, loft access.

Kitchen

11'00" x 12'05"

Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, five ring 'Baumatic' gas hob with extractor hood over, integrated 'Indesit' electric oven, space and plumbing for a washing machine, part tiling to the walls and the kitchen also houses the wall mounted 'Ideal Logic Max Heat H30' condensing boiler.

Rear Lobby

9'01" x 6'09"

With doors leading to:

Shower Room

9'04" x 2'07"

Fitted with a three piece suite comprising a shower cubicle with electric 'Newlec' shower over, wall mounted hand wash basin with single hot and cold taps and WC with cistern lever, extractor fan.

Utility Area

5'01" x 17'09"

With tiled flooring, triple aspect windows, a side door to the garden, plumbing for a washing machine and space and venting for a tumble dryer.

Landing

13'01" x 9'11"

Grand and spacious landing with an angle bay window to front aspect, loft access and doors to:

Bedroom 1

12'09" x 12'06"

Remarkably spacious double bedroom benefiting from double aspect windows including a bow window to front aspect and fitted with a TV aerial and telephone point.

Bedroom 2

9'06" x 12'02"

Spacious double bedroom with a bow window to front aspect and a TV aerial.

Bedroom 3

9'10" x 12'07"

Double bedroom with a TV aerial and a built in airing cupboard housing the hot water cylinder.

Bedroom 4

9'04" x 12'02"

Double bedroom with a telephone point.

Bathroom

5'09" x 9'11"

Fitted with a four piece suite comprising a panelled bath tub with single hot and cold taps, shower cubicle with sliding door and electric 'Triton T70gsi+' shower over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, wall light with shaver point and a 'Xpeliar' extractor fan.

Driveway

Paved driveway providing off road parking for multiple vehicles.

Garage

18'02" x 9'11"

With an up and over door, rear pedestrian door, rear frosted window and power and lighting.

Front Outside Store

10'03" x 6'07"

With power and lighting.

Rear Outside Store

8'02" x 6'07"

With lighting.

Garden

The property is fronted by a low levelled bricked wall enclosing a garden laid to lawn with an array of shrubbery.

To the rear of the property you will find a sizeable and privately enclosed garden mostly laid to lawn with timber fencing to the boundaries. The rear garden additionally benefits from a paved patio seating area as well as a variety of well established trees and shrubs.

Tenure

Freehold.

Viewing arrangements

By appointment through Choice Properties Mablethorpe 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

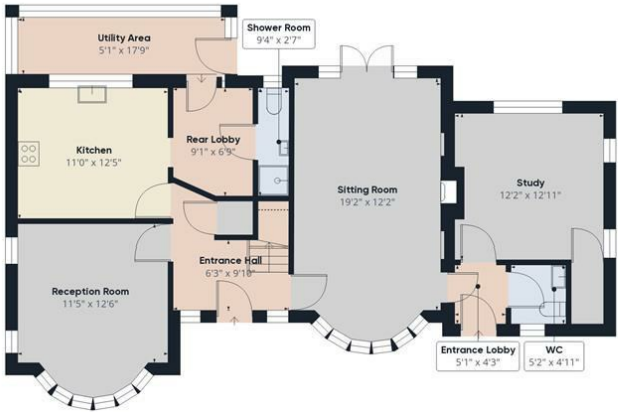
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D.

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.

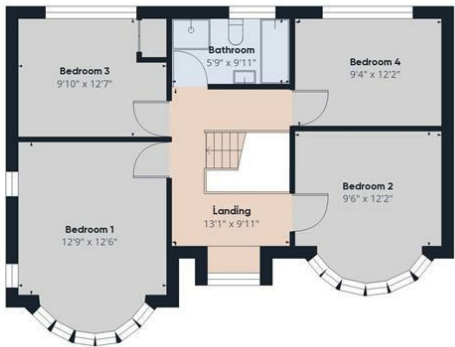








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
2106.92 ft²
Reduced headroom
12.9 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 North to the traffic lights. Turn left onto the High Street and then first right into Wellington Road. Number 88 can be found 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		80	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	59		(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		

