



CHOICE PROPERTIES

Estate Agents

3 Tennyson Road,
Mablethorpe, LN12 1HE

Reduced To £149,950



Choice properties are delighted to bring to the market this fantastic and most spacious three bedroom mid terraced house, benefiting from two reception rooms with a bright and airy feel throughout. The house features an easy to maintain garden, and is situated in close proximity to the local amenities and just a stones throw from the beach. Early viewing is certainly advised.

Benefiting from a recent tasteful renovation throughout, including a brand new roof and a new combination boiler; the generously proportioned layout comprises:

Hallway

5'03" x 20'03"

uPVC door leading into the hallway with laminate flooring, the wall mounted fuse board, wall mounted thermostat controls, under stair storage cupboard and doors to:

Dining Room

12'08" x 10'09"

Providing ample space for a dining table and featuring a TV aerial and angle bag window to front aspect.

Reception Room

12'05" x 10'09"

Fitted with an electric feature fireplace and a TV aerial.

Kitchen

8'07" x 10'04"

Fitted with a range of wall and base units with worktop over, one bowl resin sink with drainer and mixer tap, four ring induction 'Beko' hob, electric 'Beko' oven, space for a freestanding fridge/freezer, door to the utility area and a uPVC door to the rear courtyard garden.

Utility Area/WC

8'11" x 3'10"

Fitted with a WC with dual flush button, pedestal hand wash basin with single hot and cold taps and featuring space and plumbing for a washing machine.

Landing

5'03" x 9'08"

With loft access and doors to:

Bedroom 1

12'08" x 10'10"

Spacious double bedroom.

Bedroom 2

11'11" x 11'02"

Spacious double bedroom with a TV aerial and also housing the wall mounted 'Ideal Logic Combi c30' combination boiler; supplying both the central heating and hot water systems.

Bedroom 3

6'02" x 7'11"

Fitted with a TV aerial.

Bathroom

9'03" x 14'08"

Remarkably spacious bathroom fitted with a three piece suite comprising a panelled bath tub with mixer tap and shower attachment, pedestal hand wash basin with mixer tap and WC with dual flush button.

Garden

The property is fronted by a low-level bricked wall, with timber entrance gate: enclosing a private courtyard. To the rear of the property, you will find a privately enclosed garden, benefiting from an undercover seating area with a polycarbonate roof, with ideal spacing for a range of rattan style furniture, as well as an area laid with artificial turf for ease of maintenance, and a useful metal garden shed. There is timber gated access to the rear of the garden.

Tenure

Freehold.

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.

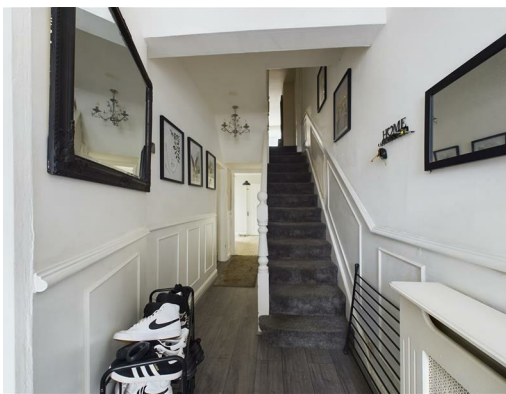
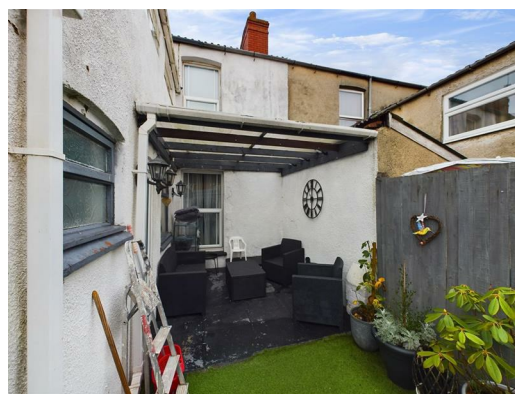
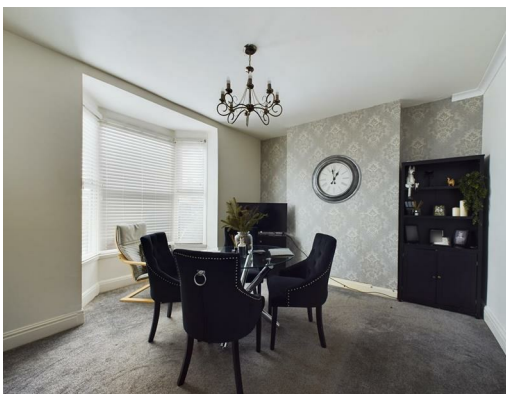
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

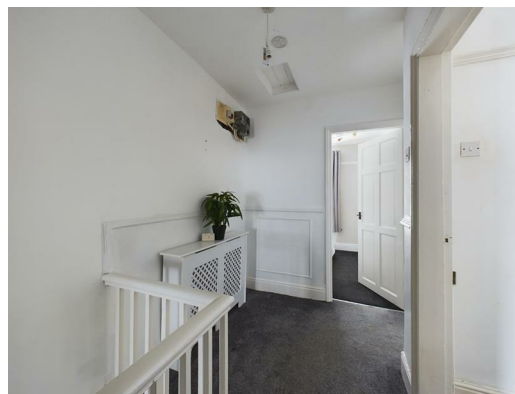
Council tax band

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 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.







Floor 0



Floor 1

Approximate total area⁽¹⁾
996.83 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.

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Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn right onto the High Street, and then take your first left onto Fitzwilliam Street before turning left again into Tennyson Road. Number 3 can be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

