



CHOICE PROPERTIES

Estate Agents

31 Admiralty Road,
Mablethorpe, LN12 2AA

Reduced To £265,000



Choice Properties are pleased to offer for sale this most spacious and well presented three bedroom detached house conveniently situated only moments from Mablethorpe's local amenities and golden sandy beaches. Offering a generously proportioned layout as well as a driveway and privately enclosed gardens this beautiful home is not to be missed; so viewing at your earliest convenience is most certainly recommended.

The immaculately presented accommodation benefits from a gas mains central heating system, features uPVC double glazing throughout and comprises:-

Sun Room

9'11" x 14'00"

uPVC front entrance door leading into the sun room; benefiting from an apex polycarbonate roof, a fitted double storage cupboard and doors to:

Utility Room

7'08" x 8'04"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and single hot and cold taps, larger storage cupboard, space for a freestanding under-counter fridge, space and plumbing for a washing machine, space for a tumble dryer and the utility room also houses the wall mounted 'Ideal Instinct 2' combination boiler; supplying both the central heating and hot water systems; as well as the wall mounted consumer unit.

WC

4'07" x 4'09"

Fitted with a WC with cistern lever, hand wash basin with mixer tap and tiled splashback; built into vanity and laminate flooring.

Garage

16'08" x 19'02"

With a double up and over door, side uPVC window, power and lighting and a pedestrian door to the utility room.

Study

5'07" x 9'09"

With power points, a telephone point and a radiator.

Hallway

6'01" x 12'03"

With laminate flooring, stairs to the first floor, an under-stair storage cupboard; with lighting, the wall mounted 'Danfoss' thermostat, a telephone point and doors to:

Kitchen

7'05" x 12'02"

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, four ring induction hob with extractor hood over, integrated double electric oven, space for a freestanding fridge/freezer, freestanding dishwasher, partly tiled walls, inset spot lighting and under cupboard lighting.

Dining Room

14'00" x 8'09"

With ample space for a dining table, sliding patio doors to the rear garden and laminate flooring.

Reception Room

11'08" x 21'07"

Light and airy reception room benefiting from double aspect windows and fitted with a gas fireplace set in a feature surround, TV aerial and telephone point.

Landing

6'07" x 15'10"

Spacious landing with loft access and doors leading to:

Bedroom 1

11'08" x 11'06"

Spacious double bedroom with a built in wardrobe with lighting, hanging rails and shelving.

Bedroom 2

11'08" x 9'09"

Spacious double bedroom with two fitted double wardrobes.

Bedroom 3

10'06" x 11'05"

With a built in airing cupboard housing the hot water cylinder.

Bathroom

7'01" x 9'09"

Fitted with a four piece suite comprising a panelled corner bath tub with mixer tap and shower attachment shower cubicle with mains fed shower head over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, partly tiled walls and laminate flooring.

Driveway

Paved driveway providing off road parking for multiple vehicles.

Garden

A secure timber gate from the driveway encloses access to the front garden; which is paved for ease of maintenance, with timber fencing to the boundaries, yet displaying a wide range of well developed plants and shrubs.

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

Tenure

Freehold.

Viewing arrangements

Viewing by appointment through Choice Properties on 01507 472016.

Opening hours

Monday - Friday: 9.00am - 5.00pm

Saturday: 9.00am - 3.00pm

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,

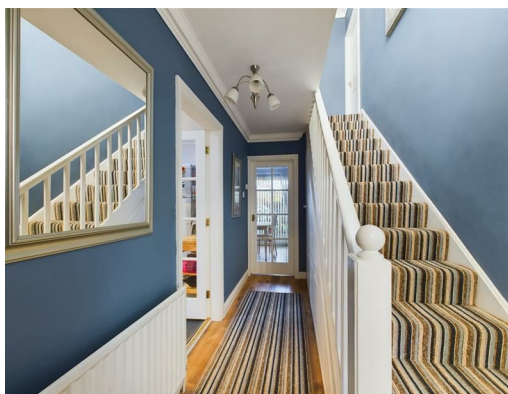
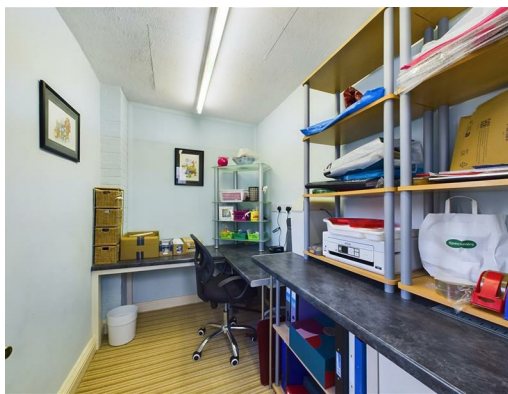
LN9 6PH

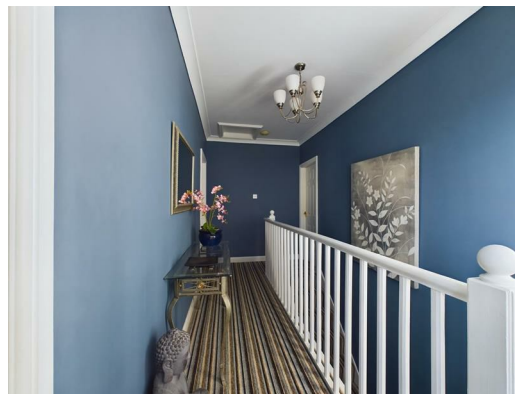
Tel. No. 01507 601 111

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.







• Call Us To View On 01507 472016 •

CHOICE PROPERTIES
Estates & Agents



Floor 0



Floor 1

Approximate total area⁽¹⁾
1615.01 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 Mablethorpe office head North along Victoria Road before turning right onto the High Street. Take your next right onto Admiralty Road and number 31 can be found on your left hand side after the first bend as though you are going towards Gibraltar Road.

| 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 | | 85 | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-60) D | | | (55-60) 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 | |

