



# CHOICE PROPERTIES

## *Estate Agents*

27 Fitzwilliam Street,  
Mablethorpe, LN12 1AA

Reduced To £179,950



Choice Properties are delighted to bring to the market this remarkably spacious six bedroom end of terrace house located just moments from the local amenities and golden sandy beaches of Mablethorpe.

This remarkably spacious property, which has the advantage of Gas central heating and UPVC Double glazed windows and doors, internally consists of:-

### **Entrance Hall**

Front uPVC door leading into the entrance hall with stairs to the first floor and doors to:

### **Reception Room**

13'10" x 13'10'

Light and airy reception room benefiting from an angled bay window to front aspect and fitted with a TV aerial and telephone point.

### **Sitting Room**

12'9" x 12'9"

With laminate flooring and a uPVC door leading out in to the garden.

### **Kitchen/Dining Room**

24'7" x 10'1"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer, space for a freestanding 'Range' style cooker with five ring burner, space for a freestanding fridge/freezer, plumbing and space for a washing machine, partly tiled walls, tiled flooring, space for a tumble dryer, ample space for a dining table and the kitchen/dining room also houses the wall mounted consumer unit.

### **Shower Room**

8'4" x 5'10"

### **Landing**

Featuring a built in storage cupboard, built in airing cupboard; housing the newly installed 'Ideal Exclusive 2' combination boiler; supplying both the central heating and hot water systems, loft access and doors leading to:

### **Bedroom 1**

12'9" x 12'10"

Remarkably spacious double bedroom.

### **Bedroom 2**

9'3" x 10'1"

Spacious double bedroom.

### **Bedroom 3**

11'11" x 9'1"

Double bedroom benefiting from double aspect windows and fitted with a TV aerial.

### **Bedroom 4**

8'8" x 11'4"

Double bedroom with a built in wardrobe alcove with a hanging rail.

### **Bedroom 5**

7'6" x 6'11"

Single bedroom.

### **Family Shower Room**

7'4" x 7'1"

Newly fitted shower room fitted with a three piece suite comprising a large shower enclosure with mains fed double shower head over, hand wash basin with mixer tap; built into vanity and WC with cistern lever, anthracite heated towel rail, an extractor fan and mermaid boarding to the walls.

### **Driveway**

Off road parking to the front of the property.

### **Courtyard Garden**

To the rear of the property you will find a privately enclosed courtyard garden laid with crazy paving slabs with timber fencing to the boundaries.

### **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.

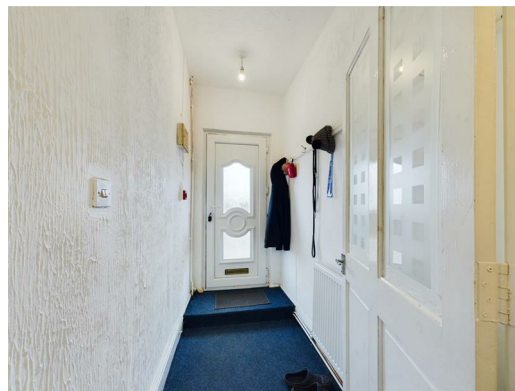
### **Council tax band**

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](http://www.e-lindsey.gov.uk)

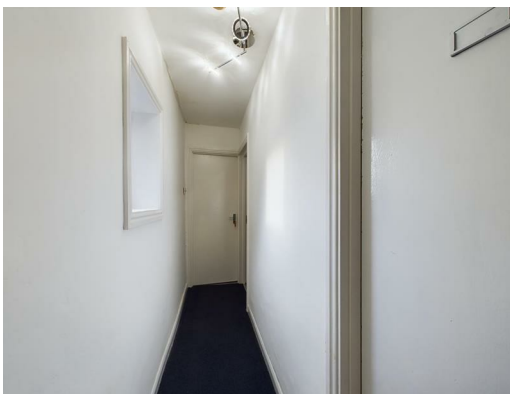
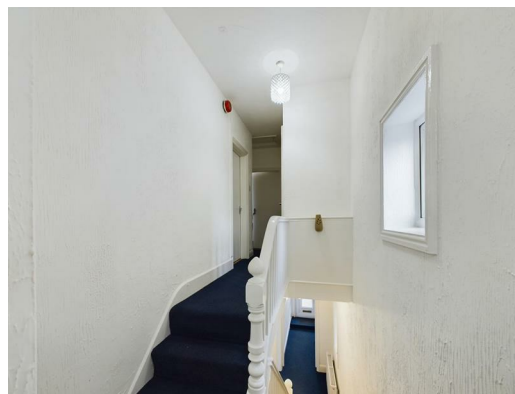
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A

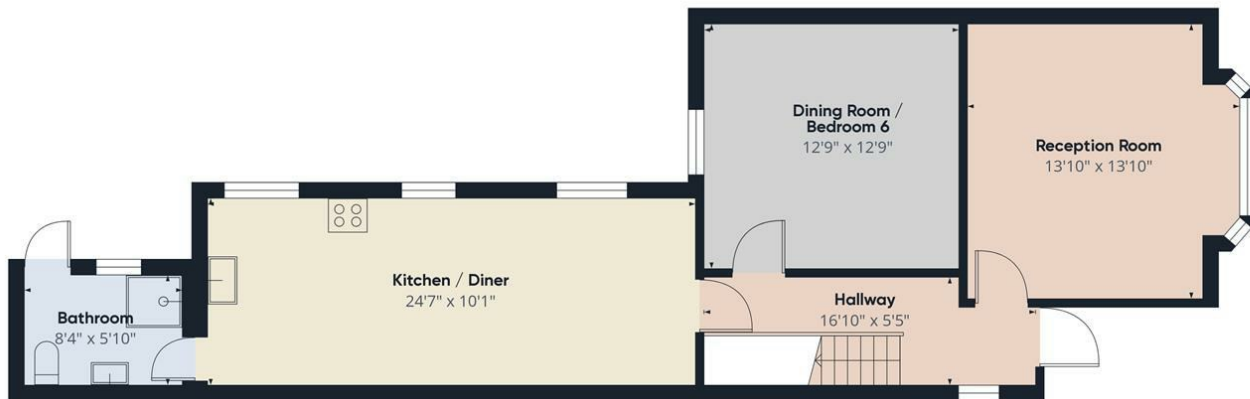
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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

**Approximate total area<sup>(1)</sup>**  
1379.17 ft<sup>2</sup>



Floor 1

(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. Number 27 can be found towards the bottom of the street on the left hand side.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 84        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         | 61        |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         | 84        |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         | 61        |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

