



# CHOICE PROPERTIES

## *Estate Agents*

91 Victoria Road,  
Mablethorpe, LN12 2AL

Reduced To £367,500



Choice Properties are delighted to bring to the market this remarkably spacious detached ten bedroom house with the addition of a self contained two bedroom annex, which has undergone a number of recent renovations. Situated in a convenient position a stone's throw from the beach and a short walk into town, the remarkably spacious accommodation offers character throughout, and early viewing is most certainly advised to appreciate the vast space on offer.

With full residential usage, the remarkably spacious accommodation comprises:-

**Entrance Hall**

16'7" x 6'5"

**Inner Hallway**

4'10" x 6'2"

**Inner Lobby**

4'4" x 5'6"

**Reception Room**

19'9" x 12'10"

**Kitchen**

12'7" x 15'9"

**Store**

9'06" x 7'06"

**Utility Area/WC**

5'4" x 7'4"

**Bar/Games room**

23'5" x 18'8"

**Bedroom 2**

13'7" x 12'2"

**En-suite Shower Room**

2'10" x 7'7"

**Bedroom 3**

12'11" x 12'8"

**En-Suite WC**

4'00" x 5'2"

**Landing**

**Bedroom 1**

12'9" x 16'0"

**Bedroom 4**

11'0" x 12'9"

**Bedroom 5**

11'11" x 11'10"

**Bedroom 6**

16'0" x 11'11"

**Bedroom 8**

9'6" x 8'1"

**Hallway**

3'3" x 10'3"

**Dressing Room**

7'5" x 12'9"

**Kitchenette**

9'00" x 9'11"

**Bedroom 7**

14'7" x 11'2"

**Shower Room**

8'00" x 6'11"

**Annex**  
Having undergone a complete renovation of recent, benefiting from uPVC double glazing and electric heating throughout; the immaculately presented Annex comprises:-

### **Annex Hallway**

27'2" x 3'7"

New composite front door leading into the hallway with laminate flooring, inset spot lighting and the hallway also houses the new consumer unit. Doors to:

### **Annex Kitchen/Dining/Reception room**

17'4" x 14'0"

Beautifully presented and modern kitchen/dining room with wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring 'Logik' induction hob with extractor hood over, integrated electric oven, space for an under-counter fridge/freezer, space and plumbing for a dishwasher, breakfast bar area, tiled flooring, TV aerial, ample space for a dining table, telephone point, inset spot lighting, and two uPVC door to the rear.

### **Annex Bedroom 1**

13'4" x 9'10"

Spacious double bedroom with laminate flooring, inset spot lighting, a TV aerial and a telephone point.

### **Annex Bedroom 2**

13'4" x 7'11"

Spacious double bedroom with laminate flooring, inset spot lighting and a TV aerial.

### **Annex Shower Room**

5'05" x 7'01"

Fitted with a stylish three piece suite comprising a corner shower cubicle with electric 'Mira Jump' shower over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, tiled flooring, tiling to the walls, extractor fan, inset spot lighting and a heated towel rail.

### **Garden**

To the rear of the property you will find a garden laid to lawn with timber fencing to the boundaries. With a dropped curb from The Boulevard, the garden could be converted to offer off road parking, as well as providing access to the garage to the rear of the property.

### **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.

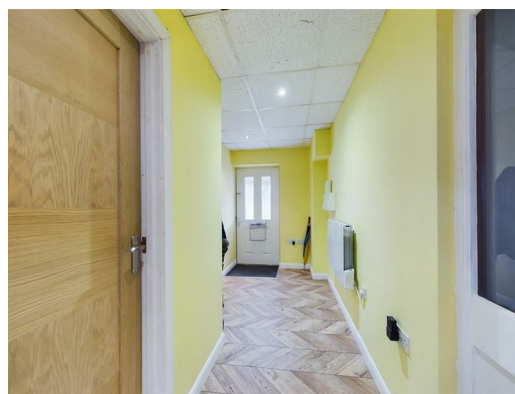
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

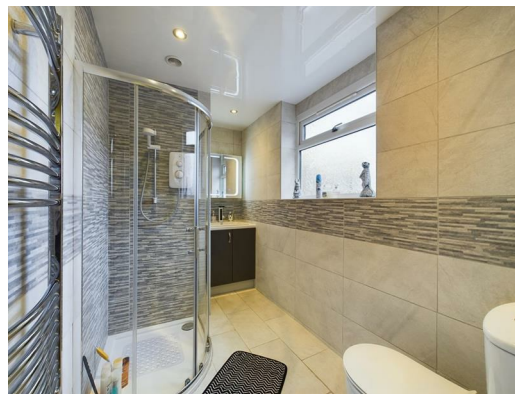
### **Council Tax Band**

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 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.







# Directions

From our Mablethorpe office head along Victoria Road towards The Eagle Hotel. Number 91 can be found about half way down on your left hand side; just after the turning for The Boulevard.

