



CHOICE PROPERTIES

Estate Agents

43 Tuplin Road,
Mablethorpe, LN12 1FE

Reduced To £195,000



Choice Properties are excited to introduce for sale this three bedroom semi-detached house; being offered with no onward chain. As part of 'The Sanderlings Development' having been built in 2023; the property also comes with the remainder of a 10-year warranty. Early viewing is most certainly advised.

The abundantly light and bright accommodation benefits from a mains gas central heating system, uPVC double glazing throughout and comprises:-

Entrance Hall

5'04" x 5'11"

Front composite door leading into the entrance hall with stairs to the first floor and a door to:

Reception Room

12'04" x 14'05"

Light and airy reception room fitted with a telephone point, TV aerial, the wall mounted thermostat, an under stair storage cupboard and a door to:

Kitchen/Dining Room

15'07" x 10'11"

Fitted with a range of stylish wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring gas hob with stainless steel extractor hood over, space for a freestanding fridge/freezer, space and plumbing for a washing machine, partly tiled walls, inset spot lighting, ample space for a dining table and double opening 'French' doors to the garden. The kitchen/dining room also houses the wall mounted 'Vaillant' combination boiler; supplying both the central heating and hot water systems.

WC

2'11" x 5'03"

Fitted with a WC with dual flush button, hand wash basin with mixer tap, a 'Monsoon' extractor fan and the WC also houses the wall mounted consumer unit.

Landing

6'02" x 8'00"

With loft access, a built in storage cupboard and doors to:

Bedroom 1

9'01" x 10'03"

Double bedroom with a built in double wardrobe and TV aerial.

Bedroom 2

8'03" x 12'09"

Double bedroom.

Bedroom 3

7'00" x 9'03"

Single bedroom with a built in storage cupboard.

Bathroom

6'02" x 7'07"

Fitted with a three-piece suite comprising a panelled bath tub with mains fed shower head over, pedestal hand wash basin with mixer tap and WC with dual flush button, inset spot lighting, partly tiled walls, heated towel rail and a 'Monsoon' extractor fan.

Driveway

Block paved driveway to the front of the property providing off road parking for two vehicles.

Garden

To the rear of the property you will find a privately enclosed garden laid to lawn Erik timber fencing to the boundaries. The rear garden additionally benefits from a paved patio seating area.

Tenure

Freehold.

Viewing Arrangements

By appointment through Choice Properties on 01507 472016.

Opening Hours

Mon-Fri 9am-5pm, Saturday 9am-3pm.

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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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

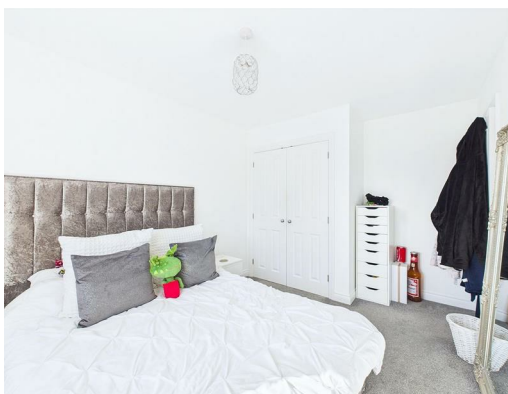
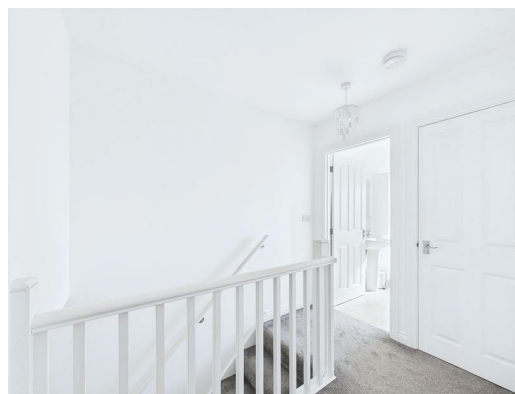
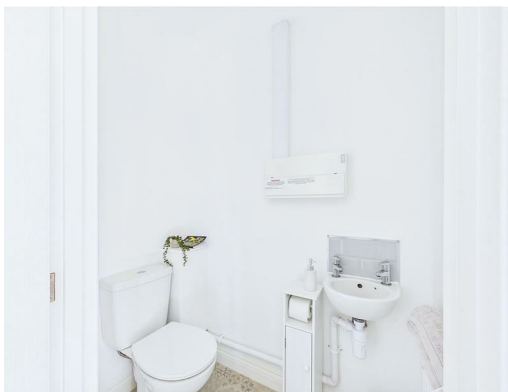
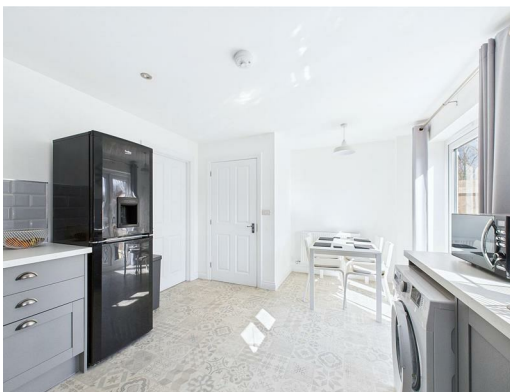
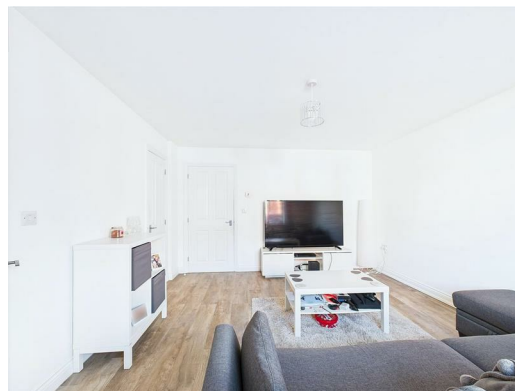
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

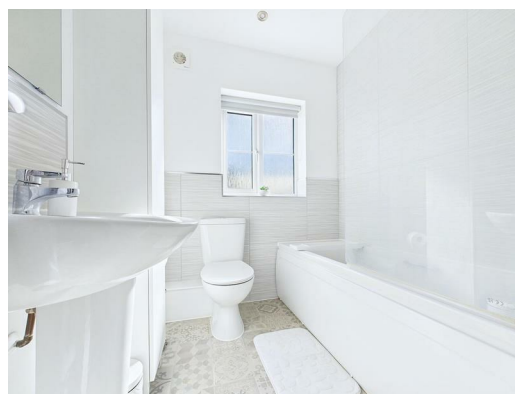
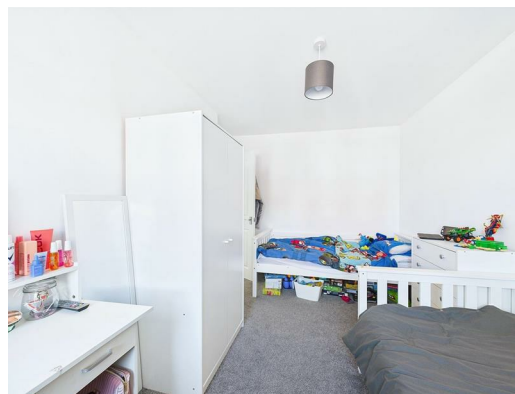
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

Additional note

Please note that the property is being sold by a family relative of an employee of Choice Properties.

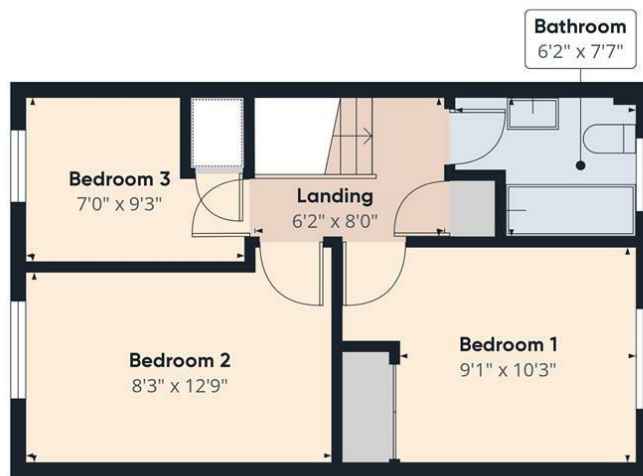
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Floor 0



Floor 1

Approximate total area⁽¹⁾
754.64 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Directions

From our Mablethorpe office head north along Victoria Road to the traffic lights. At the traffic lights turn left onto the High Street. Follow along onto Alford Road and Golf Road can be found to your right. Follow Golf Road and take your second turning on the right into Peter Chambers Way, At the roundabout turn right onto Tuplin Road.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(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	