



# CHOICE PROPERTIES

## *Estate Agents*

Ravensdale, 176 High Street,  
Mablethorpe, LN12 1EW

Reduced To £399,950



Choice Properties are delighted to offer for sale this substantial detached four bedroom (one en suite) property with an additional detached one bedroom annex plus a large driveway. This fantastic property is ideally positioned moments from the town centre and a short walk from award winning beaches.

## The generously proportioned accommodation comprises:

### Entrance Porch

9'11" x 5'11"

uPVC front door leading into the entrance porch with quarry tiled flooring, space and plumbing for a washing machine and a door to:

### Entrance Hall

9'11" x 25'09"

With laminate flooring, stairs to the first floor, the wall mounted thermostat and the entrance hall also offers space for a study area. Doors to:

### Reception Room

13'01" x 18'00"

Light and airy reception room with dual aspect windows including a bay window to front aspect and fitted with laminate flooring, a TV aerial and a cupboard housing the consumer unit and solar panel controls.

### Sitting Room

13'01" x 17'03"

Light and airy sitting room benefiting from double aspect windows including a bay window to front aspect and fitted with laminate flooring and a TV aerial.

### Kitchen/Diner

13'08" x 13'10"

Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, two integrated electric 'Lamona' ovens, space for a freestanding 'American' style fridge/freezer, space and plumbing for a dishwasher, five ring gas 'Lamona' hob with extractor hood over, tiled flooring, TV aerial, built in pantry cupboard and the kitchen/diner also houses the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

### Bedroom 4

12'11" x 13'10"

Spacious double bedroom with laminate flooring and a sliding door to:

### En-suite Shower Room

7'10" x 8'11"

Fitted with a three piece suite comprising a large walk in shower enclosure with a mains fed double shower head over, hand wash basin with mixer tap; built into vanity and WC with cistern lever, tiled flooring and tiled walls.

### Landing

12'05" x 2'11"

Doors to:

### Bedroom 1

12'08" x 13'02"

Spacious double bedroom with a TV aerial.

### Bedroom 2

12'10" x 10'01"

Spacious double bedroom with laminate flooring, a TV aerial and a door to:

### En-suite WC

6'09" x 2'10"

Fitted with a WC with cistern lever, pedestal hand wash basin with single hot and cold taps and access to the eaves for storage.

### Bedroom 3

9'10" x 10'02"

Double bedroom with a 'Velux' style window, loft access, TV aerial and access to the eaves for storage.

### Bathroom

5'07" x 7'00"

Fitted with a three piece suite comprising a panelled 'P' shaped bath tub with mixer tap and shower attachment, hand wash basin with mixer tap and WC with dual flush button, mermaid boarded walls.

### Driveway

Large driveway providing parking for several vehicles.

### Garage

23'11" x 10'08"

Detached garage with an up and over door, side pedestrian door and power and lighting.

### Garden

The property sits on an expansive plot, fronted by a low levelled bricked wall and with timber fencing to the boundaries. The gardens are mostly laid to lawn benefits from number useful timber shed, and the front garden features an array of well established plants and shrubs as well as a fish pond.

### Annex

## **Open Plan Kitchen/Living Room**

12'01" x 24'08"

Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, two integrated electric 'Lamona' ovens, space for a freestanding 'American' style fridge/freezer, space and plumbing for a dishwasher, five ring gas 'Lamona' hob with extractor hood over, tiled flooring, TV aerial, built in pantry cupboard and the kitchen/diner also houses the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

## **Bedroom**

8'01" x 11'06"

Double bedroom with loft access and a door to the:

## **Dressing Room**

7'10" x 4'07"

With lighting and railing.

## **Bathroom**

8'03" x 7'07"

Fitted with a three piece suite comprising a clad bath tub with mixer tap and shower attachment, pedestal hand wash basin with mixer tap and WC with dual flush button, tiled flooring, tiled walls, extractor fan and a heated towel rail.

## **Annex Garden**

The annex benefits from a private garden, which is laid with artificial grass and paving slabs for ease of maintenance 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)

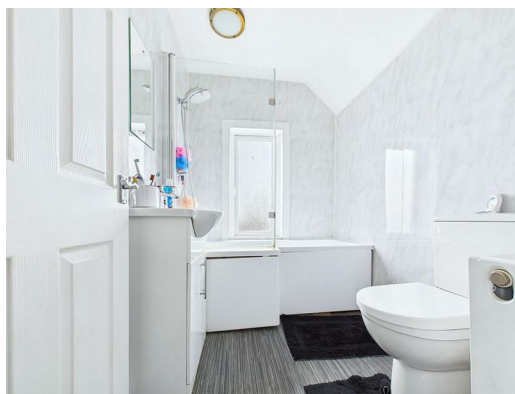
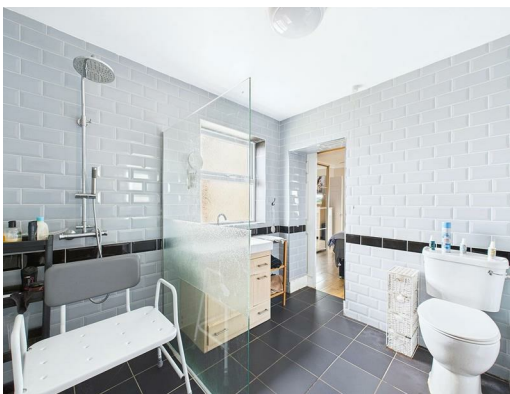
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

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.

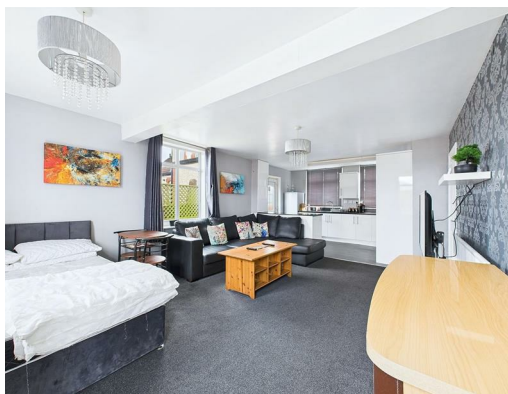










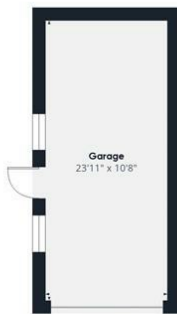




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area<sup>(1)</sup>  
2463.53 ft<sup>2</sup>

(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 to the traffic lights. Turn left onto the High Street and carry on past the newsagents, just before the double bend leading to Alford road you will find the property located on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		89	(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

