



# CHOICE PROPERTIES

## *Estate Agents*

Eastfield House Theddlethorpe Road,  
Mablethorpe, LN12 1PZ  
Reduced To £425,000



Choice Properties are pleased to bring to the market this fabulous three bedroom detached house located on the outskirts of Mablethorpe only a short drive to the local amenities and the coast. The property stands on generously sized gardens, additionally benefitting from a double garage and open views to the rear. Early viewing is recommended.

With gas central heating and upvc double glazing the spacious well presented accommodation consists of:

**Front entrance door to:**

**Porch**

Door to:

**Entrance Hall**

6'9" x 18'4"

Staircase to the first floor landing. Understairs storage area. Radiator. Telephone point. Smoke alarm.

**Cloakroom Area**

6'9" x 5'6"

Radiator. Electric meter. Gas boiler which supplies the central heating and hot water.

**Lounge**

11'4" x 15'0"

2 radiator. Gas fire. Centre lighting.

**Dining Room**

11'4" x 14'9"

Radiator.

**Kitchen/Breakfast Room**

17'3" x 8'10"

Fitted base units with work surfaces over. Sink unit and drainer with mixer taps. Radiator. Electric cooker point. Electric consumer unit. Double opening doors leading out to the patio and garden.

**Shower Room**

6'9" x 5'7"

With three piece white suite which consists of a large shower enclosure with electric shower, wash hand basin and w.c. Radiator. Extractor fan.

**Conservatory**

17'3" x 8'10"

Electric wall mounted heaters. Plumbing for washing machine. Double opening doors leading out to the rear patio area.

**Landing**

7'1" x 10'4"

**Bedroom 1**

11'0" x 15'1"

Spacious double bedroom fitted with a radiator and access to the loft area.

**Bedroom 2**

11'0" x 15'1"

Spacious double bedroom fitted with a radiator.

**Bedroom 3**

7'1" x 10'10"

Radiator.

## **Bathroom**

7'1" x 8'9"

With three piece white bathroom suite which consists of a panelled bath with shower mixer taps, pedestal wash hand basin and w.c. Part tiled and part panelled walls. Radiator. Airing cupboard housing the hot water cylinder with immersion heater.

## **Driveway**

Spacious gravelled driveway with space to turn and a five bar field gate to the front.

## **Double Garage**

With work pit , power and lighting.

## **Caravan store**

High roof and open fronted store to the side of the garage.

## **Workshop**

Power and lighting.

## **Gardens**

To the front of the property the gardens have been laid to lawn with a variety of trees. To the side is gated access to the large established garden which is laid to lawn with a variety of trees, plants and flowers. To the rear is a paved patio area with timber sheds and open views over farm land.

## **Tenure**

Freehold

## **Council Tax**

Local Authority - East Lindsey District Council,  
Tedder Hall,  
Manby Park,  
Louth.  
LN11 8UP  
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.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 472016.

## **Opening Hours**

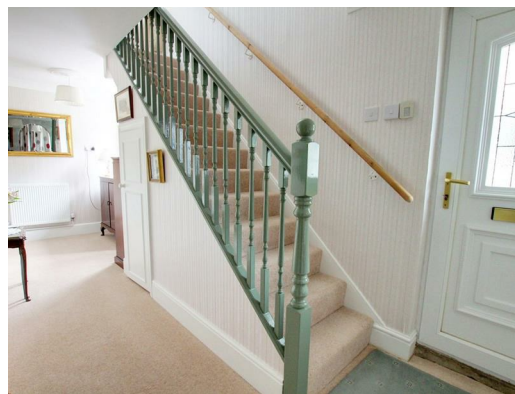
Monday to Friday 9.00 a.m. to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

## **Making an offer**

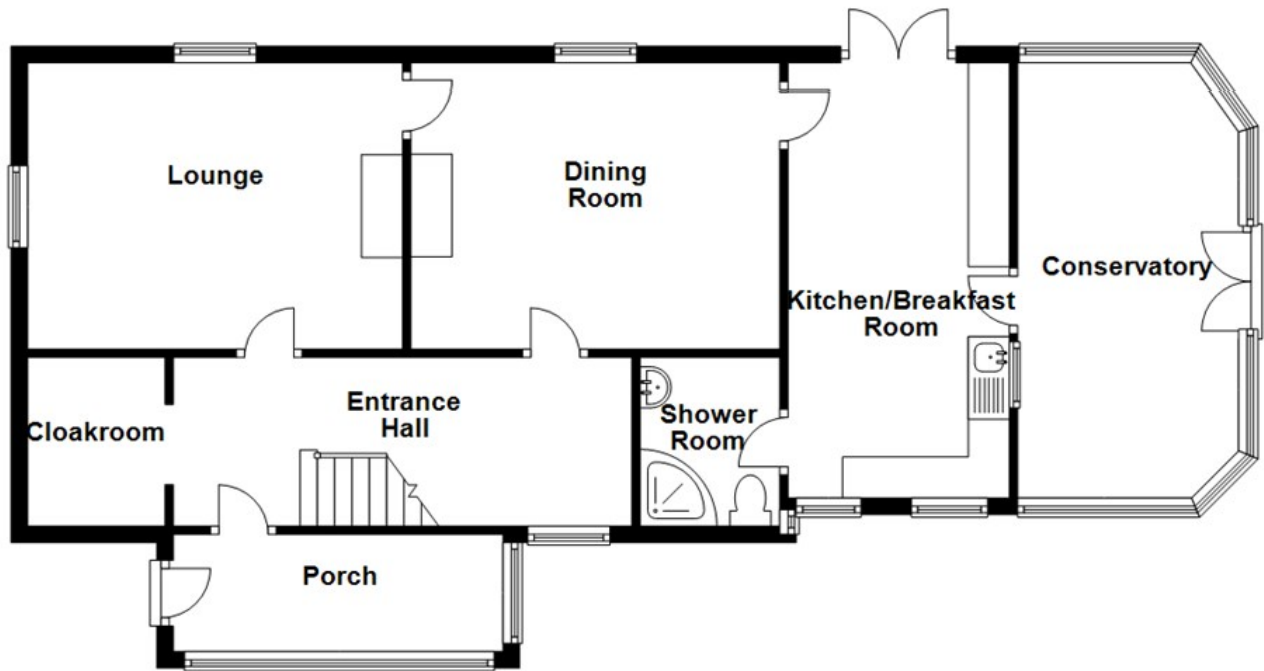
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

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.

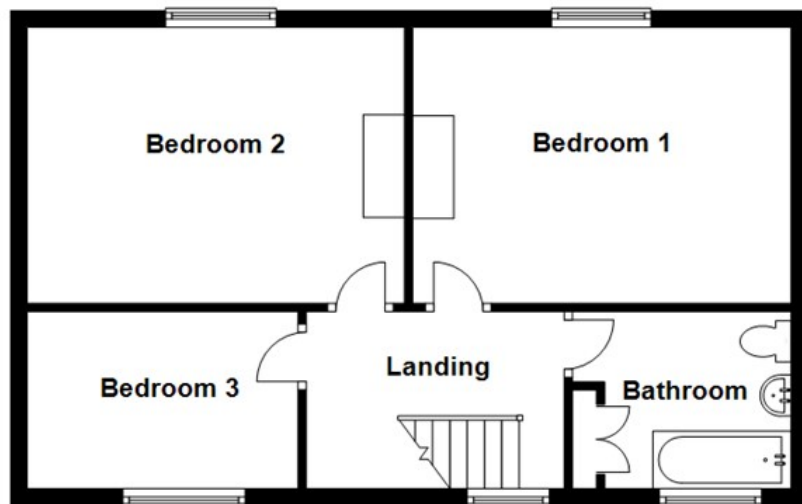




### Ground Floor



### First Floor





# Directions

From our Mablethorpe office head North along Victoria Road to the traffic lights, turn left onto the High Street (A52) and head out of town. After you have passed the petrol station turn right at the crossroads onto the A1031 towards Theddlethorpe. Continue along this road and Eastfield House can be found on your left hand side.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs		99	Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	57		(55-68) 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		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

