



CHOICE PROPERTIES

Estate Agents

22 Alford Road,
Mablethorpe, LN12 1EU

Price £250,000



****CHAIN FREE**** Choice Properties are delighted to present this most spacious three bedroom semi-detached house, ideally located just moments away from the local amenities and golden sandy beaches of Mablethorpe. The property further benefits from a large double garage and ample parking space. Early viewing is advised.

Offering generously proportioned rooms throughout and a flexible layout, the abundantly light and well maintained accommodation comprises:-

Hallway

10'6" x 9'10"

Composite front entrance door. Wall mounted 'Hive' thermostat controls.

Kitchen/Dining room

13'7" x 21'2"

Kitchen:- Fitted with a range of wall and base units with work surfaces over, one and a half bowl resin sink unit and drainer with mixer tap over, cooker point with extractor hood over, centre island. Part tiled walls. Space for large 'American' style fridge/freezer. Spot lighting.

Dining room:- Space for a large freestanding dining table and chairs. Bay window to the side aspect. TV aerial point.

Reception room

13'9" x 15'9"

Light and airy reception room with dual aspect windows. Bow window to the side aspect and double opening 'French' style patio doors to the front garden. Log burner set in feature brick surround. TV aerial point. Telephone point.

Landing

9'9" x 9'10"

Loft access. Doors to:

Bedroom 1

13'7" x 15'10"

Spacious double bedroom benefitting from dual aspect windows including a large bow window to the front aspect. Built in wardrobes. TV aerial point.

Bedroom 2

11'0" x 11'11"

Spacious double bedroom with built in wardrobe. Bay window to the side aspect.

Bedroom 3

13'10" x 8'11"

Double bedroom with window to the side aspect.

Bathroom

5'0" x 9'10"

Fitted with three piece bathroom suite comprising panelled bath tub with taps and shower head over, dual flush wc and hand wash basin set in vanity unit. Tiled walls. Spot lighting.

W.c.

3'0" x 6'4"

Fitted with dual flush wc and hand wash basin. Tiled walls.

Driveway

Providing off road parkin for several vehicles including a caravan/motorhome.

Garage

Large timber double garage.

Garden

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid mostly to gravel for ease of maintenance, and could be used as an extra parking space if needed. This can be accessed via a timber gate. To the front aspect there is a privately enclosed garden, laid to lawn with well maintained flower beds to the boundaries.

Tenure

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 C.

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.

Viewing arrangements

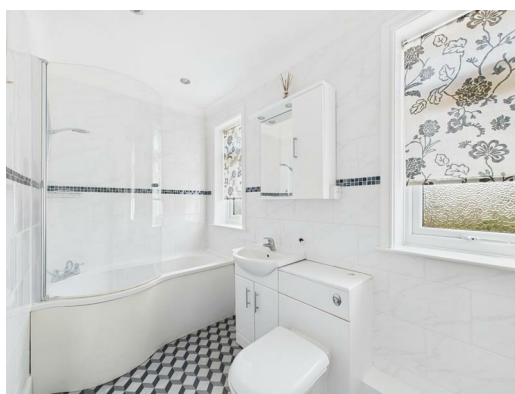
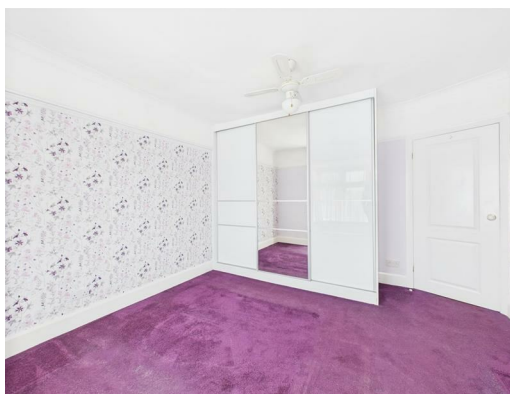
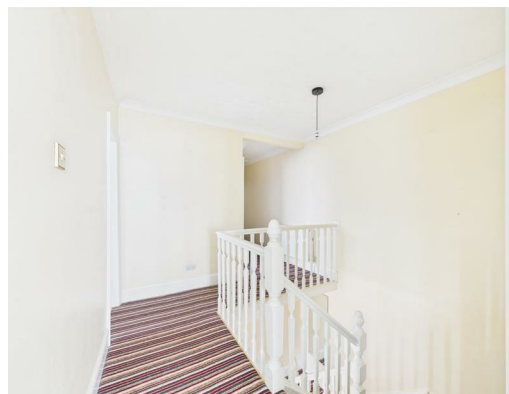
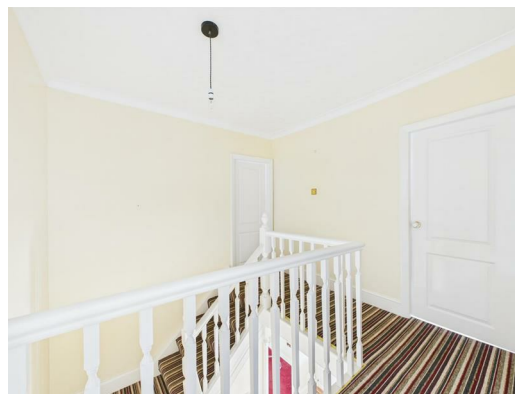
By appointment through Choice Properties on 01507 472016.

Opening hours

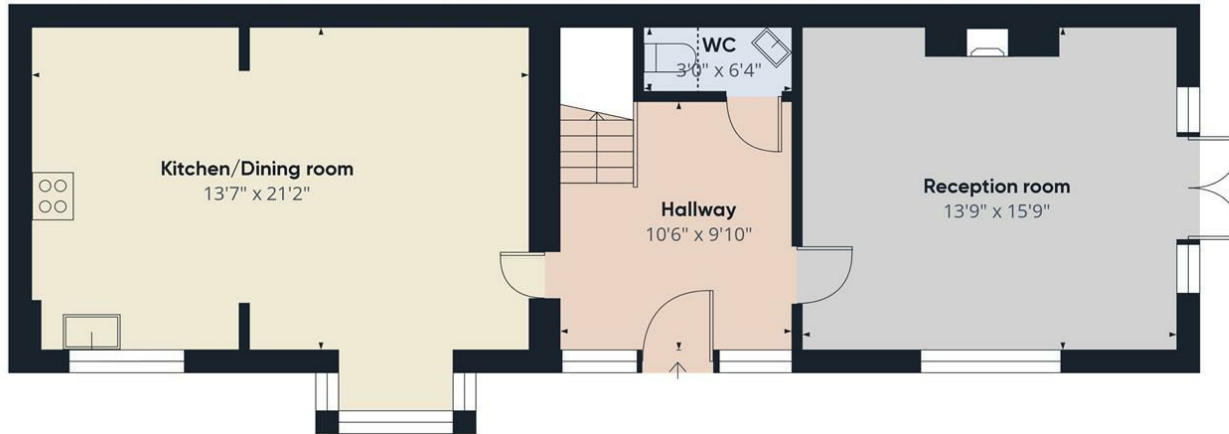
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.

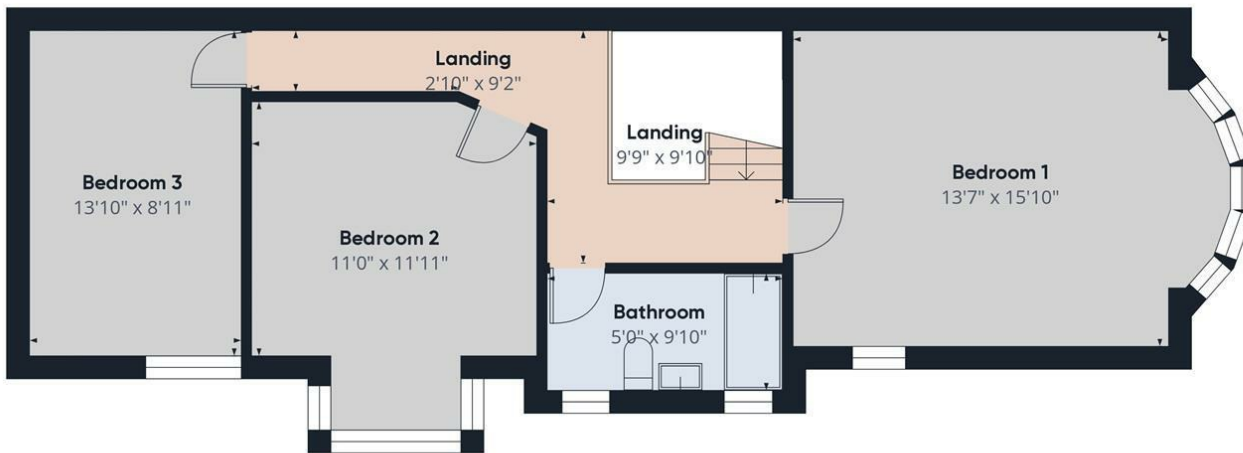








Floor 0



Floor 1

Approximate total area⁽¹⁾
1300.61 ft²

Reduced headroom
6.51 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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.

GIRAFFE360

Directions

From our Mablethorpe office head north along Victoria Road (A52). At the junction turn left on to the High Street. Continue on the High Street and after passing the Primary School on your right hand side, the property can be found on your right hand side.

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

