



CHOICE PROPERTIES

Estate Agents

10 Dales Avenue,
Mablethorpe, LN12 1FA

Price £260,000



It is a pleasure for Choice Properties to bring to the market this stunning and expansive four bedroom (one en-suite) detached house. This stylish and immaculately kept property is situated in an ideal location, only a short distance from the beach, town and local amenities.

Offering generously proportioned rooms throughout, the beautifully presented accommodation comprises:-

Entrance Hall

10'3" x 4'2"

New composite entrance door. Wall mounted alarm system, doors leading to:

Reception Room

18'7" x 9'9"

Light and airy room benefiting from double aspect windows, and additionally fitted with a particularly stylish integrated electric feature fire, TV aerial and telephone.

Kitchen/Dining Room

22'8" x 11'7"

Fitted with a range of tasteful wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, integral appliances including: fridge/freezer, dishwasher, 'Lamona' electric oven and 'Lamona' four ring gas hob with stainless steel extractor hood over, part tiling to the walls, space for a dining table, TV aerial and laminate flooring.

WC/Utility Room

8'0" x 5'0"

Base units with worktop over, one bowl integrated stainless steel sink with mixer tap, plumbing for a washing machine, WC with dual flush button, part tiling to the walls, laminate flooring and the Utility Room/WC also houses the wall mounted 'Valliant' combination boiler.

Landing

11'1" x 5'10"

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

Bedroom 1

10'10" x 11'5"

Spacious double bedroom fitted with a TV aerial, wall mounted 'Centre' thermostat and door leading to:

En-suite Shower Room

7'1" x 4'1"

Fitted with a three piece suite comprising a mains fed shower cubicle, WC with dual flush button and pedestal hand wash basin with mixer tap, heated towel rail, 'Monsoon' extractor fan and electrical shaver points.

Bedroom 2

8'4" x 11'7"

Double bedroom fitted with a TV aerial.

Bedroom 3

7'5" x 8'2"

Single bedroom fitted with a TV aerial.

Bedroom 4

7'5" x 7'7"

Single bedroom.

Bathroom

6'3" x 8'2"

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

Driveway

Providing off street parking.

Garage

17'04" x 8'0"

With up and over door, side door and power and lighting.

Garden

The property is fronted by a garden predominantly laid to lawn with a paved pathway leading to the front door. To the rear of the property you will find a privately enclosed garden which again is mostly laid to lawn, but further benefits from beds to the edges of the garden with an array of beautifully presented flowers and a paved patio seating area with a timber pergola over, ideal for a selection of rattan furniture. There is fencing to the boundaries and two timber gates to the sides of the property and an outside tap.

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

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

Tel. No. 01507 601 111

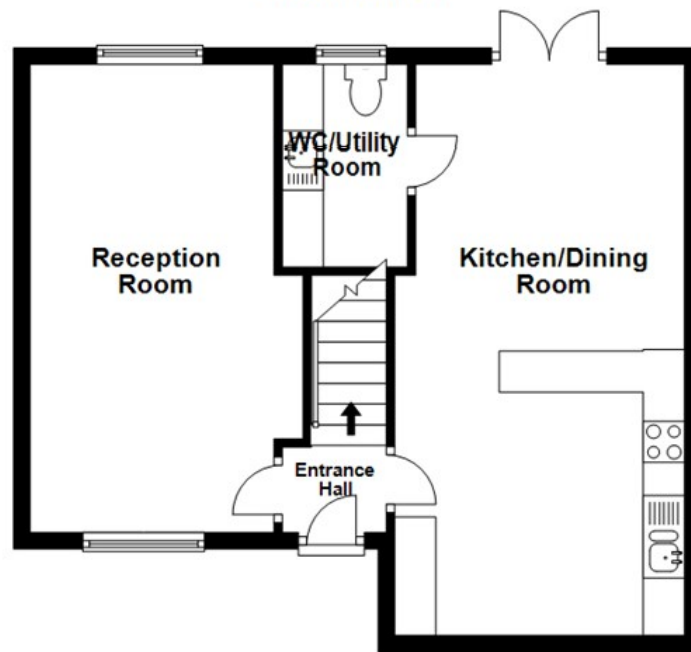
Website: www.e-lindsey.gov.uk

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

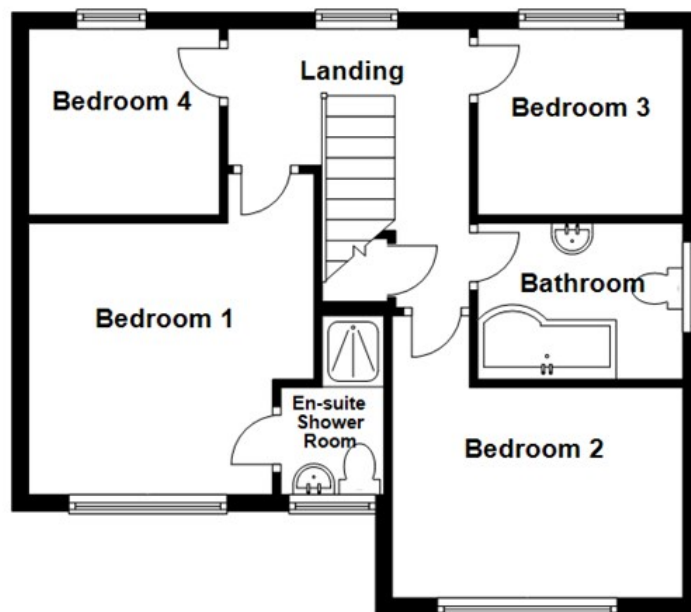
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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 to the traffic lights then turn left onto the High Street. Continue along this road past the primary school and turn into Tuplin Road. Follow this road along until you see Dales Avenue, where number 10 is located on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(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	

