



# CHOICE PROPERTIES

## *Estate Agents*

13 Dales Avenue,  
Mablethorpe, LN12 1FA

Price £250,000



Choice Properties are delighted to offer for sale this immaculate three bedroom (one en-suite) detached house. This stylish and well presented home further benefits from off road parking, garage and enclosed gardens and occupies an ideal position only a short distance from the beach, town and local amenities.

Benefitting from gas central heating and uPVC double glazing throughout, this impressive accommodation comprises:

### **Entrance Hall**

6'4" x 3'9"

Composite front entrance door. Staircase to the first floor landing. Controls for the alarm system.

### **Reception Room**

18'6" x 10'9"

Light and airy reception room with double opening 'French' style patio doors to the garden. TV aerial point. Thermostat controls.

### **Kitchen/Diner**

18'6" x 11'6"

Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, integrated oven and four ring gas hob with extractor over and integral 'Bosch' dishwasher. Space for freestanding fridge/freezer. Breakfast bar and space for table and chairs. Part tiled walls. Spot lighting. Under stairs storage cupboard.

### **Utility**

5'6" x 7'8"

Plumbing for washing machine and dryer. Wall mounted 'Vaillant' combination boiler. Part tiled walls.

### **WC**

4'10" x 3'5"

Fitted with dual flush wc and hand wash basin with separate hot and cold taps.

### **First Floor Landing**

Loft access. Storage cupboard.

### **Bedroom 1**

11'7" x 11'6"

Spacious double bedroom. TV aerial point.

### **En-Suite**

7'1" x 4'7"

Fitted with three piece suite comprising tiled shower enclosure with mains fed shower over, hand wash basin with mixer tap and dual flush wc. Part tiled walls. Towel rail. Spot lighting.

### **Bedroom 2**

9'3" x 10'10"

Spacious double bedroom. Built in storage cupboard.

### **Bedroom 3**

8'10" x 7'6"

Third bedroom/office.

### **Bathroom**

6'6" x 8'2"

Fitted with three piece suite comprising panelled bath tub with taps and mains fed shower over, hand wash basin with mixer tap and dual flush wc. Part tiled walls. Spot lighting. Towel rail.

### **Driveway**

Block paved driveways to either side of the property providing off road parking.

### **Garage**

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

### **Garden**

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is mostly laid to lawn and features decking and paved patio areas as well as a useful timber shed and summer house.

### **Tenure**

Freehold.

### **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.

### **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.

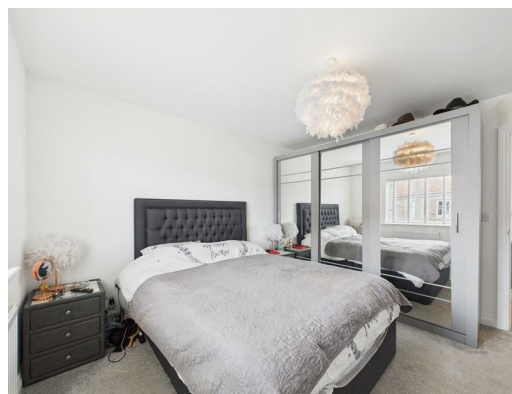
### **Making an Offer**

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.

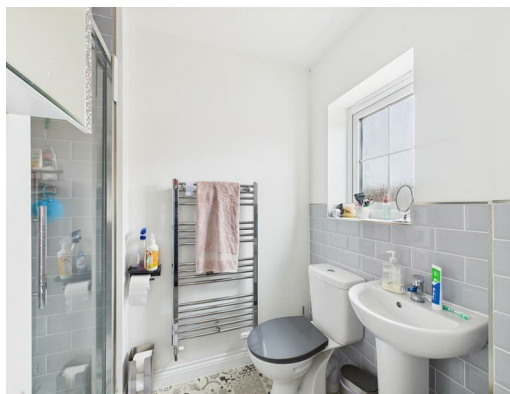
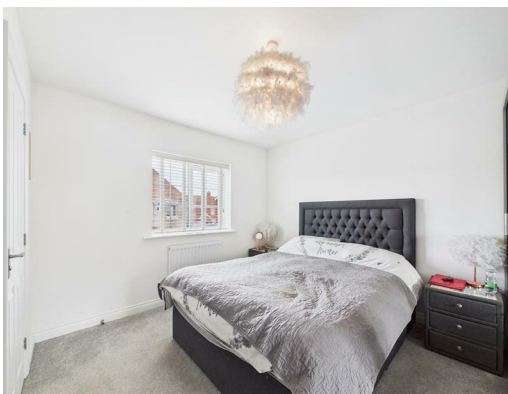
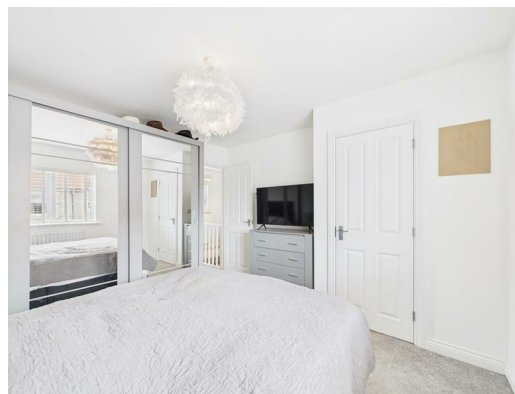
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.



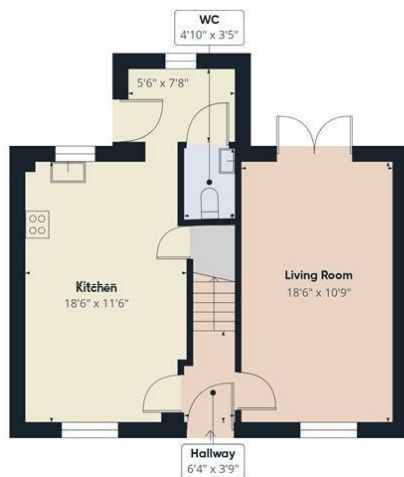












Floor 0

Approximate total area<sup>m</sup>  
957 ft<sup>2</sup>



Floor 1

(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 are based on RICS IPMS 3C standard.

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# 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 on your left.

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		94	(92 plus) A		
(81-91) B	83		(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

