



CHOICE PROPERTIES

Estate Agents

The Old Vicarage Grove Road,
Theddlethorpe, LN12 1PD **Price £850,000**



Choice Properties are delighted to bring to the market this substantial and beautifully presented nine bedroom (two en suite) detached residence located in a peaceful location offering far reaching open views. This superb property further benefits from a swimming pool and well maintained grounds of approximately 1 acre (sts).

Offering generously portioned rooms throughout with a desirable and flexible layout allowing for multigenerational living, the expansive and beautifully maintained accommodation comprises:-

Hallway

Front uPVC door leading into the hallway housing the wall mounted 'Honeywell' thermostat and featuring a sweeping staircase to the first floor and doors to:

Kitchen/Dining Room

Fitted with a range of wall and base units with worktop over, one and a half bowl ceramic sink with drainer and mixer tap, space for a freestanding 'Range' style cooker with stainless steel extractor hood over, integrated dishwasher, space for two freestanding fridge/freezers, inset spot lighting and ample space for a dining table.

Sitting Room

Light and airy sitting room with a TV aerial and featuring an opening through to the kitchen/dining room.

Reception Room

Remarkably spacious reception room with double opening 'French' doors to the outside, open fireplace with a feature tiled hearth and bricked surround, telephone point and TV aerial.

Utility Room

Fitted with wall and base units with worktop over, one bowl ceramic sink with drainer and mixer tap, space and plumbing for a washing machine, space for a tumble dryer and the utility room further houses the wall mounted consumer unit and wall mounted 'Worcester' boiler.

Day Room

With loft access and double opening 'French' doors to the rear.

WC

Fitted with a WC with dual flush button, hand wash basin with mixer tap; built into vanity and partly tiled walls.

Landing

Providing access to the loft and doors to:

Bedroom 1

Remarkably spacious double bedroom with doors to the dressing room and en-suite shower room.

Dressing Room

With a variety of fitted double wardrobes, shelving and inset spot lighting.

En-suite Shower Room

Fitted with a stylish three piece suite comprising a three piece suite comprising a large shower cubicle with sliding door and electric 'Mira Sport' shower over, hand wash basin with mixer tap; built into vanity and a WC with dual flush button, partly tiled walls, a heated towel rail and a built in airing cupboard housing the hot water cylinder.

Bedroom 2

Spacious double bedroom.

Bedroom 3

Spacious double bedroom with a TV aerial and two built in double wardrobes.

Bedroom 4

Spacious double bedroom with a TV aerial.

Bedroom 5

Double bedroom.

Bathroom

Fitted with a four piece suite comprising a double ended bath tub with single hot and cold taps, large shower cubicle with electric 'Mira Sport' shower over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, partly tiled walls, inset spot lighting and a built in airing cupboard housing the hot water cylinder.

ANNEX

Pantry

With ample shelving for storage and a lockable door back to the main house.

Kitchen/Breakfast Room

Fitted with a range of wall and base units with worktop over, one and a half bowl ceramic sink with drainer and mixer tap, five ring induction hob with extractor hood over, integrated double electric oven, integrated microwave, integrated dishwasher, island, partly tiled walls and a rear uPVC door.

Reception Room

Light and airy reception room benefiting from double opening 'French' doors to the garden, and fitted with a TV aerial and log burning stove.

Hallway

With a rear uPVC door and doors to:

Dining Area

With ample space for a dining table and a TV aerial.

Bedroom 1

Spacious double bedroom with a TV aerial and a door to:

En-suite WC

Fitted with a WC with dual flush button and hand wash basin with mixer tap.

Bedroom 2

Spacious double bedroom.

Bedroom 3

Double bedroom.

Bedroom 4

Spacious double bedroom currently being utilised as a dressing room.

Bathroom

Fitted with a four piece suite comprising a double ended bath tub with single hot and cold taps, large corner shower enclosure with mains fed shower head over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, partly tiled walls, a heated towel rail and a built in airing cupboard housing the wall mounted 'Biasi' boiler.

Driveway

Extensive paved driveway providing off road parking for multiple vehicles including caravans/motorhomes.

Garage

With up and over door, pedestrian door to the side aspect, power and lighting.

Outbuilding

Spacious outbuilding with dual aspect windows, power and lighting, pedestrian door to the side aspect.

Gardens

The property sits proudly upon grounds of approximately 1 acre (sts). The impressive outside space, which is privately enclosed by fencing and established trees, also offers a large patio area ideal for alfresco dining.

Pool Room

With slabbed flooring, a hot tub, swimming pool, uPVC cladded ceiling, double opening 'French' entrance doors and two sets of sliding patio doors.

WC

With tiled walls, a WC with dual flush button and hand wash basin built in, with mixer tap.

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

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

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. 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

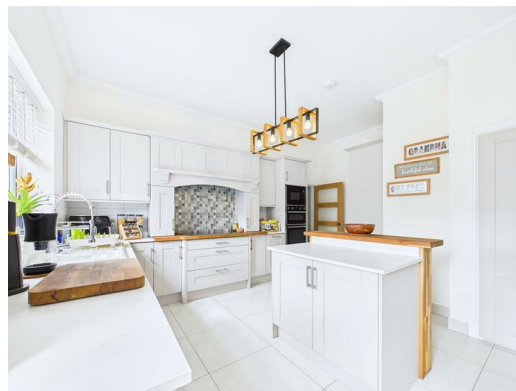
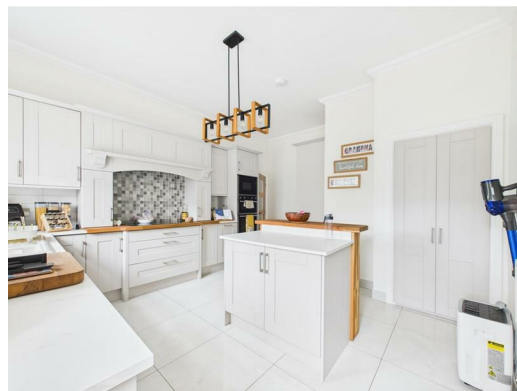
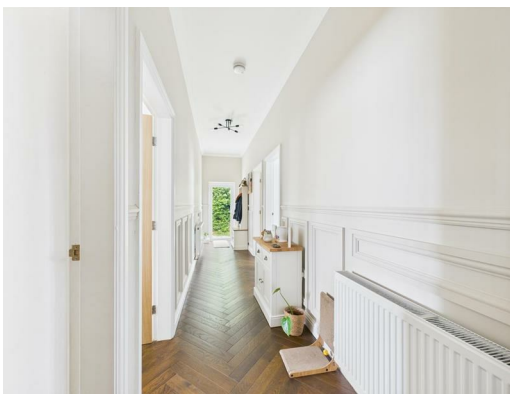
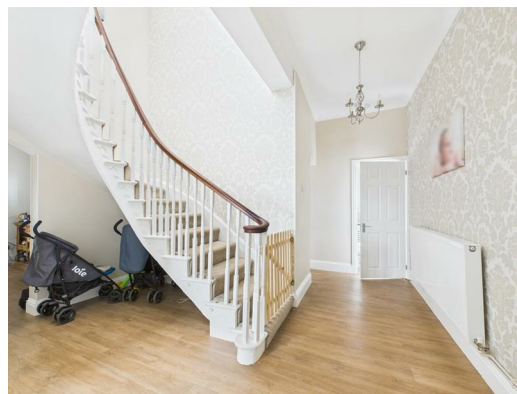
By appointment through Choice Properties on 01507 472016.

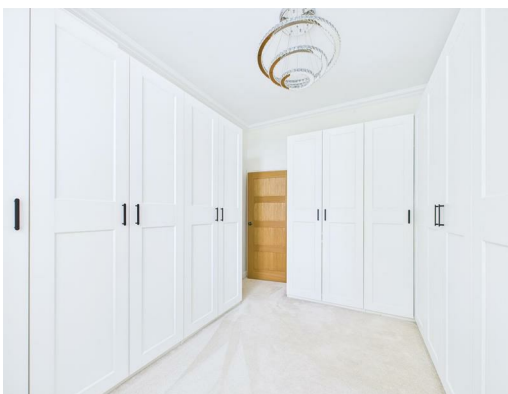
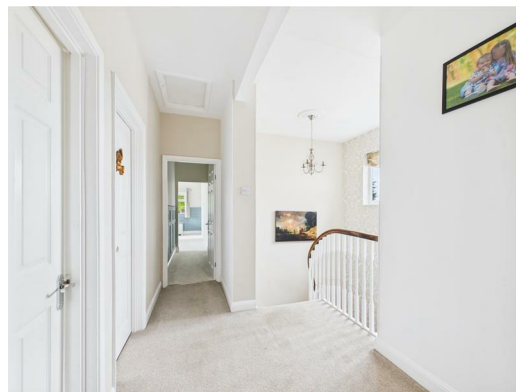
Opening Hours

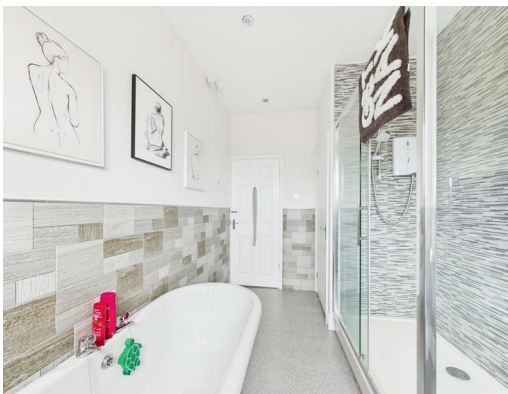
Monday to Friday 9.00 a.m. to 5.00 p.m.

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.









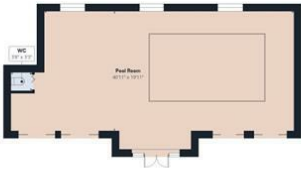




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾
5321 ft²
Reduced headroom
35 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.

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Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn right onto the High Street, at the junction turn left onto Quebec Road. Continue on this road, round the bend. Follow this road to the bottom and then at the junction turn right onto Mablethorpe Road (A1031). In Approx. 2 miles, on the bend, take your left hand turning onto Rotten Row. Continue down this road onto Mill road and then turn left onto Grove Road.

