



CHOICE PROPERTIES

Estate Agents

24 Tuplin Road,
Mablethorpe, LN12 1FE

Reduced To £239,950



It is a pleasure for Choice Properties to introduce to the market this most immaculately presented three bedroom (one en-suite) detached house, presenting privately enclosed gardens and situated only a short walk from both the beaches and local amenities of Mablethorpe. Built in 2022; the property comes with the remainder of the 10-year new homes guarantee, and so early viewing is most certainly advised.

The abundantly light and bright accommodation features a gas mains central heating system, uPVC double glazing throughout and comprises:-

Entrance Hall

6'02" x 3'10"

Front composite door leading into the entrance hall with LVT flooring, stairs to the first floor and doors to:

Reception Room

18'05" x 10'09"

Light and airy reception room benefiting from a window to front aspect and double opening 'French' doors to the garden and fitted with a TV aerial, telephone point and LVT flooring.

Kitchen/Dining Room

18'06" x 11'06"

Fitted with a range of stylish wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring gas hob with stainless steel extractor hood over, upgraded integrated dishwasher, integrated electric oven, space for a freestanding 'American' style fridge/freezer, ample space for a dining table, LVT flooring and a built in storage cupboard.

Utility Area

5'06" x 7'08"

Fitted with base units with worktop over, space and plumbing for a washing machine, space for a tumble dryer, fitted larder cupboard, LVT flooring, rear uPVC door and the utility area also houses the 'Ideal Logic Combi ESP1 35' combination boiler; supplying both the central heating and hot water systems.

WC

4'10" x 3'05"

Fitted with a WC with dual flush button, pedestal hand wash basin with mixer tap, 'Monsoon' extractor fan and LVT flooring.

Landing

4'11" x 9'07"

With loft access, a fitted airing cupboard and doors to:

Bedroom 1

11'06" x 11'06"

Spacious double bedroom with a TV aerial, 'BOSS' thermostat controls and a door to:

En-suite Shower Room

7'01" x 4'07"

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

Bedroom 2

9'03" x 10'10"

Double bedroom with a built in storage cupboard.

Bedroom 3

8'09" x 7'06"

Single bedroom currently being utilised as a home study.

Bathroom

6'06" x 8'02"

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

Driveway

Block paved driveway providing off road parking for up to three vehicles.

Garage

16'06" x 8'09"

With an up and over door, power and lighting, workshop area and loft space with a pull down ladder.

Garden

To the rear of the property you will find a privately enclosed garden mostly laid to lawn with timber fencing to the boundaries. Being peacefully lit up by wall lighting, the rear garden additionally benefits from a paved patio seating area, as well as an array of shrubbery.

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.

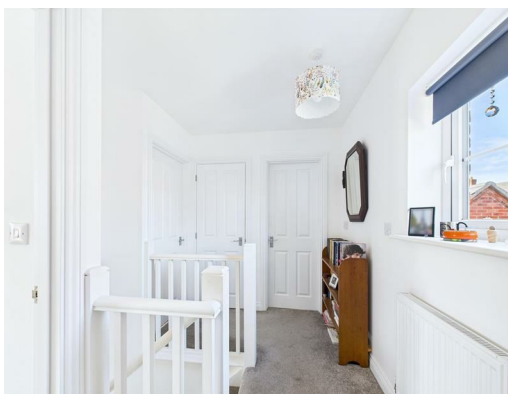
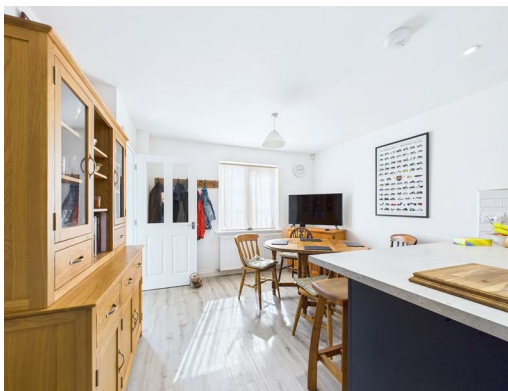
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Council tax 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.

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

Approximate total area⁽¹⁾
1104 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Directions

From our Mablethorpe office head north along Victoria Road to the traffic lights. At the traffic lights turn left onto the High Street. Follow along onto Alford Road and Golf Road can be found to your right. Follow Golf Road and take your second turning on the right into Peter Chambers Way, At the roundabout turn right onto Tuplin Road.

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		94	(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

