



# CHOICE PROPERTIES

## *Estate Agents*

105 Wellington Road,  
Mablethorpe, LN12 1HY

Price £260,000



Choice Properties are pleased to present for sale this most spacious, extended and well maintained three bedroom (one en-suite) semi-detached dormer bungalow, situated conveniently only a short walk from the local amenities, Sherwood Playing Fields and the golden sandy beaches of Mablethorpe. Boasting a generously proportioned interior accommodation, driveway and beautifully tended gardens, early viewing is most certainly advised.

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

### **Hallway**

3'06" x 23'10"

Front uPVC door leading into the hallway with doors leading to:

### **Reception Room**

25'11" x 11'10"

Expansive reception room benefiting from a bow window to front aspect and fitted with a gas fireplace set in a few aguer surround, TV aerial, sliding patio doors to the open plan kitchen/dining room and stairs to the first floor.

### **Open Plan Kitchen/Dining Room**

23'09" x 16'04"

Light and airy extended space benefiting from triple aspect windows and double opening 'French' doors to the garden. The kitchen is 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 electric hob with double width stainless steel extractor hood over, integrated dishwasher, two integrated 'Neff' electric ovens, integrated fridge/freezer, built in larder cupboards, island with breakfast bar area, ample space for a dining table, rear single uPVC door, TV aerial, tiled flooring and the kitchen also houses the wall mounted consumer unit, as well as the wall mounted 'Ideal' combination boiler; supplying both the central heating and hot water systems and is approximately 5 years old.

### **Bedroom 1**

9'10" x 9'09"

Double bedroom benefiting from a picture window to front aspect.

### **Bedroom 2**

10'11" x 10'08"

Double bedroom.

### **Shower Room**

9'10" x 4'06"

Fitted with a three piece suite comprising a shower enclosure with electric 'Triton Cara' shower over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, built in storage cupboard with shelving, tiled flooring and tiled walls.

### **Bedroom 3**

11'07" x 14'04"

Double bedroom with laminate flooring.

### **En-suite Bathroom**

7'10" x 7'04"

An addition made by the current vendors that simply needed finishing by connecting up. It includes a four piece suite comprising a 'P' shaped bath tub, shower cubicle, hand wash basin with mixer tap; built into vanity and WC with dual flush button, laminate flooring and access to the eaves for storage.

### **Driveway**

Expansive block paved driveway providing off road parking.

## **Garden**

The property is fronted by a low level timber picket fence, enclosing the driveway and a garden laid to lawn with an array of trees and shrubs.

To the rear of the property you will find a sizeable and privately enclosed garden, mostly laid to lawn with timber fencing to the boundaries. A lot of time and investment has gone into the beautifully presented garden to the rear boasting an array of potted plants and shrubs; which are to be included in the sale. There is also a paved patio seating area, useful timber shed, and large timber workshop. This really is any keen gardener's dream and a perfect place to enjoy outdoor dining or entertaining.

## **Tenure**

Freehold.

## **Viewing arrangements**

By appointment through Choice Properties Mablethorpe on 01507 472016.

## **Opening hours**

Monday to Friday 9.00am to 5.00pm

Saturday 9.00am - 3.00pm

## **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.

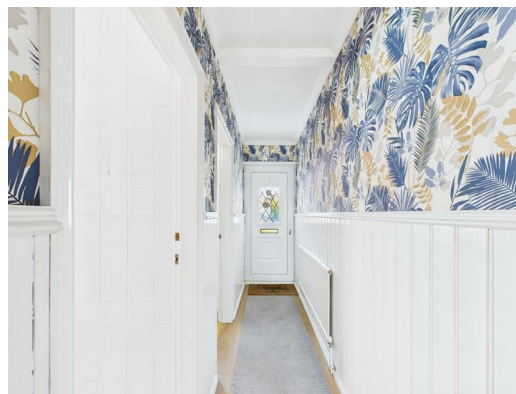
## **Council tax band**

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](http://www.e-lindsey.gov.uk)

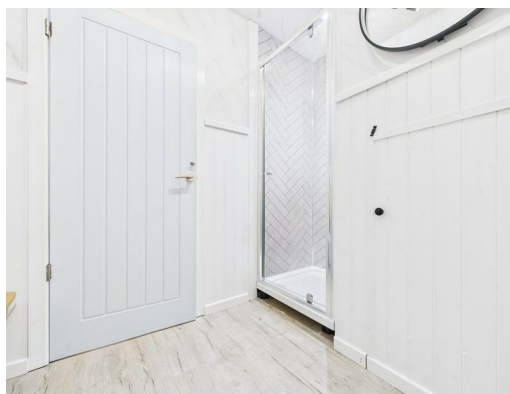
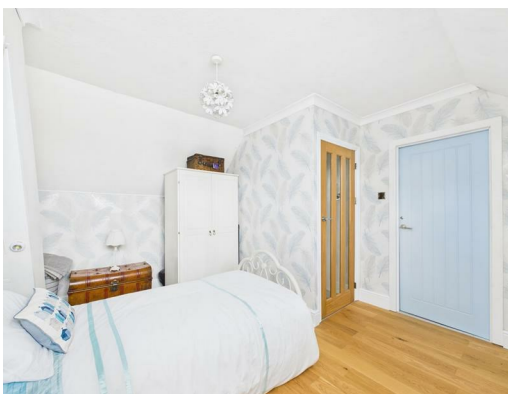
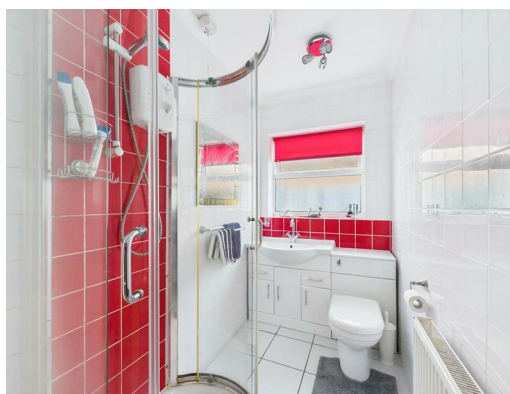
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

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 3

Approximate total area<sup>(1)</sup>

1249 ft<sup>2</sup>

Reduced headroom

19 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

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# Directions

Upon leaving the Mablethorpe office head North towards the traffic lights and turn right onto the High Street, at the pullover turn left onto Quebec road. Travel along Quebec road until you reach the cinema then take your immediate left onto Golf Road. Your first turning on the left hand side will be St. Andrews Road, at the bottom of St Andrews Road turn right and then immediately left and number 105 Wellington Road is on your right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-60) 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-60) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

