



CHOICE PROPERTIES

Estate Agents

136 High Street,

Mablethorpe, LN12 1DG

Reduced To £130,000



It is a pleasure for Choice Properties to bring to the market this most spacious and well presented two bedroom terraced house, conveniently located centrally within Mablethorpe; close to both the beach and the local amenities on offer. With ease to maintain gardens to the rear, early viewing is advised.

The well maintained accommodation benefits from a mains gas central heating system, uPVC double glazing throughout, Photovoltaic solar panels and comprises:-

Entrance Hall

12'02" x 3'01"

Front uPVC door leading into the entrance hall, which is tiled with inset spot lighting, stairs to the first floor and doors to:

Reception Room

12'03" x 10'02"

Light and airy reception room benefiting from an angled bay window to front aspect and fitted with a TV aerial and fireplace hearth with space for a freestanding feature fireplace.

Dining Room

14'10" x 12'01"

With tiled flooring, an under-stair storage cupboard, built in double storage cupboard housing the wall mounted 'Worcester' condensing boiler, a TV aerial, log burning stove set on a tiled hearth and providing ample space for a dining table.

Kitchen

20'07" x 6'01"

Extended kitchen fitted with a range of wall and base units with worktop over, one bowl resin sink with drainer and mixer tap, space for a freestanding cooker with extractor hood over, space and plumbing for a washing machine, space for an under counter fridge/freezer, tiled flooring, partly tiled walls and a uPVC door to the garden.

Landing

3'00" x 13'10"

With storage stairs to the loft space and doors to:

Bedroom 1

12'03" x 13'08"

Spacious double bedroom with a TV aerial, laminate flooring and original feature fireplace.

Bedroom 2

9'02" x 7'00"

With a TV aerial.

Bathroom

8'10" x 6'02"

Fitted with a three piece suite comprising a bath tub with mixer tap and electric 'Mira Advance' shower over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, heated towel rail, tiling to the walls, extractor fan, inset spot lighting and a built in airing cupboard housing the immersion heater.

Garden

The rear gardens are split, in order to allow access for neighbouring properties, whilst remaining privately enclosed, with bricked walls and timber fencing to the boundaries. The first courtyard garden is paved for ease of maintenance and benefits from an outside tap. To the rear of this is the second garden, which is deceptively sizeable, again, privately enclosed, laid with shingle for ease of maintenance. This garden benefits from a useful timber summerhouse, and presents plenty of space for outdoor dining and entertaining. It further features a timber gate to the rear to allow access onto Alexandra Park.

Tenure

Freehold.

Viewing arrangements

Viewing by Appointment through Choice Properties, 01507 472016

Opening hours

Monday - Friday 9:00am - 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.

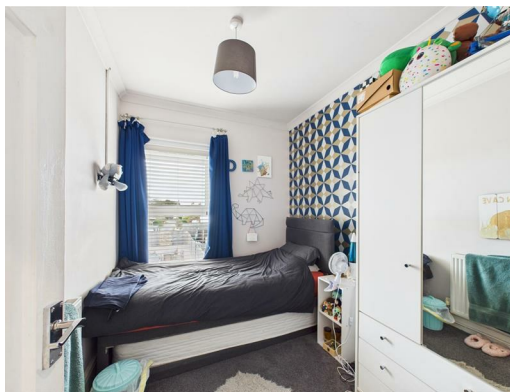
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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

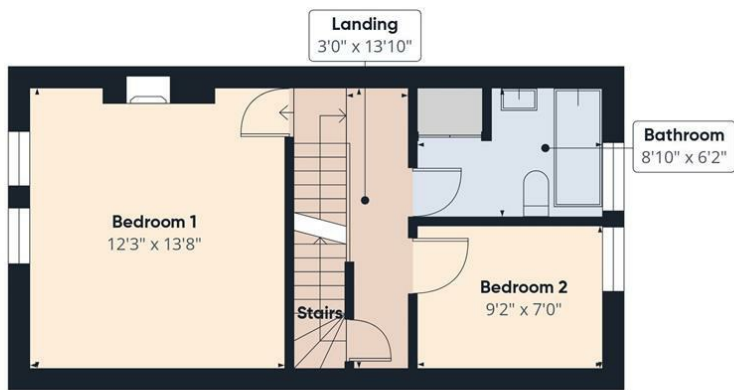
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

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 1

Approximate total area⁽¹⁾
817 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, at the traffic lights turn left onto the High Street and number 136 is located about halfway along opposite the Lidl supermarket.

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		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	75		(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		

