



# CHOICE PROPERTIES

*Estate Agents*

9 Tennyson Avenue,  
Mablethorpe, LN12 1HF

Price £199,950



It is a pleasure for Choice Properties to bring to the market this most spacious four bedroom semi detached house conveniently located close to both the local amenities and the beach. Benefiting from solar panels which are owned outright and having undergone a number of tasteful alterations, this impressive property is not to be missed, so early viewing is advised to appreciate the size on offer.

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

### **Entrance Hall**

4'00" x 3'6"

uPVC front door leading into the entrance hall housing the wall mounted consumer unit and featuring a door to:

### **Reception Room**

11'11" x 13'9"

Fitted with a newly installed gas fireplace set on a marble effect hearth and a TV aerial.

### **Kitchen**

9'05" x 16'11"

Stylish kitchen featuring a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, double electric 'Beko' oven, 'Beko' four ring induction hob with extractor hood over, integrated fridge/freezer, space for a freestanding tumble dryer and plumbing for a washing machine and the kitchen further features a cupboard housing the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems. uPVC door leading out the garden and internal doors leading to:

### **Utility Area/Study**

6'9" x 7'4"

Versatile space that could be used as a utility area or home study with laminate flooring and a telephone point.

### **Lobby**

3'2" x 2'8"

With doors to:

### **WC**

3'2" x 4'4"

Fitted with a WC with cistern lever and a wall mounted hand wash basin with single hot and cold taps and tiled splashback.

### **Dining Room**

11'2" x 7'4"

Providing ample space for a dining table.

### **Landing**

8'6" x 6'7"

With doors to:

### **Bedroom 1**

11'11" x 13'11"

Spacious double bedroom with laminate flooring and a TV aerial.

### **Bedroom 2**

9'6" x 10'3"

Double bedroom with laminate flooring and access to the loft.

### **Bedroom 3**

9'2" x 7'5"

Double bedroom with a TV aerial.

### **Bedroom 4**

7'8" x 6'3"

With laminate flooring and a TV aerial.

## **Utility Room**

4'10" x 4'5"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, laminate flooring and part tiling to the walls.

## **Bathroom**

7'8" x 7'5"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap and shower attachment, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, laminate flooring, part tiling to the walls and a heated towel rail.

## **Driveway**

Providing off road parking.

## **Garden**

To the rear of the property you will find a privately enclosed garden, laid to lawn with timber fencing to the boundaries. The rear garden further benefits from a paved patio area, raised beds with an array of well presented plants and shrubs and a useful timber shed/workshop.

## **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](http://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.



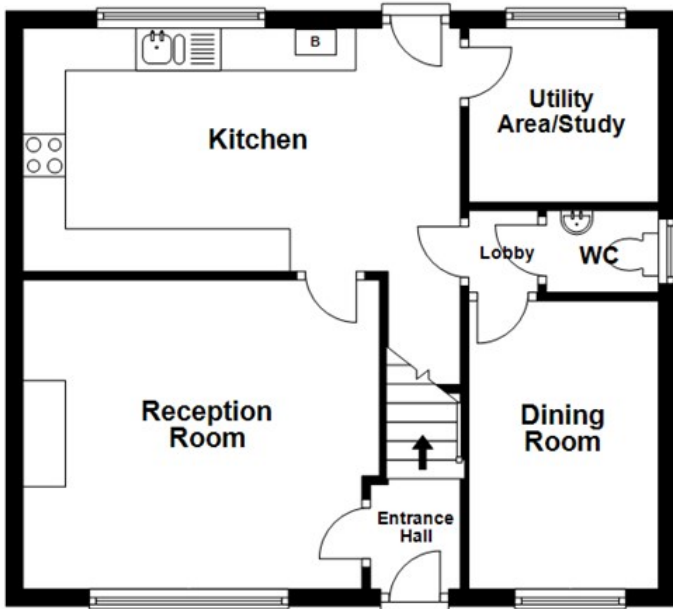






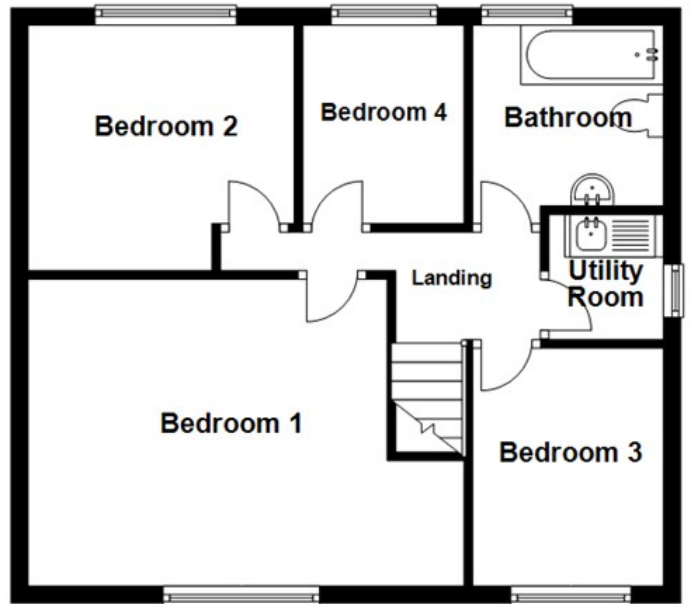
### Ground Floor

Approx. 49.4 sq. metres (532.1 sq. feet)



### First Floor

Approx. 49.4 sq. metres (532.1 sq. feet)



Total area: approx. 98.9 sq. metres (1064.2 sq. feet)



# Directions

From our Mablethorpe office head North to the traffic lights, turn left onto the High Street then right onto Wellington Road. Take your first right onto Tennyson Road then left onto Tennyson Avenue, number 9 can be found on your left hand side.

