



  
**YOUR MOVE**  
Ian McCarthy

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Victoria Road, Mablethorpe,  
Lincolnshire

£275,000

# Victoria Road, Mablethorpe, Lincolnshire

£275,000

## DESCRIPTION

Conveniently situated for the beach and local facilities of Mablethorpe, this attractive period detached three bedroom en-suite property offers spacious well presented accommodation to include, entrance porch, hallway with W.C off, open plan lounge conservatory, dining room, breakfast kitchen and bathroom. The property has double glazing, a gas fired central heating system, off street parking, garage and attractive gardens.

## ENTRANCE PORCH

With decorative double glazed front door and side windows, tiled floor and double glazed door leading to the entrance hall.

## HALLWAY

With stairs to first floor and double glazed tall window to the front, radiator, cornice and ceiling light point.

## CLOAKROOM/WC

Wall mounted wash hand basin, W.C, wall light point and under stair storage.

## LOUNGE AREA

Double glazed window to the side and open access to the conservatory, inset multi fuel stove with surround and hearth, radiator with shelf over and ceiling light point.

## CONSERVATORY AREA

Double glazed windows to three sides and French doors leading to the rear garden, two radiators, electric power sockets and wall light point.

## KITCHEN/BREAKFAST ROOM

With dual aspect double glazed windows and door leading to the side, an attractive range of base and wall kitchen units with complementary work surfaces and inset stainless steel sink with mixer tap, plumbing and space for an automatic washing machine and space for a tumble dryer. Stainless steel gas cooking range with matching splash back and extractor hood. Wall mounted boiler, radiator and two ceiling light points.

## DINING ROOM

Double glazed walk in bay window to the front, radiator, electric inset flame effect fire with surround and hearth, ceiling light point.

## FIRST FLOOR LANDING

Two built in storage cupboards with over storage, loft access, cornice and ceiling light point.

## BEDROOM ONE

Double glazed window to the rear, radiator, built in four door mirror fronted sliding wardrobes with rails and shelving.

## BEDROOM TWO

Double glazed window to the front, radiator with shelf over, cornice and ceiling light point.

## BEDROOM THREE

Double glazed window to the rear, radiator, cornice and ceiling light point.

## EN-SUITE SHOWER ROOM

With corner shower, vanity wash hand basin and W.C. Extractor fan/spot light, tiling to walls and ceiling light point.

## BATHROOM

Two double glazed windows to the side, panelled bath with shower over, vanity wash hand basin and W.C., heated chrome towel rail, ceramic tiling to walls and ceiling light point.

## GARDEN

Set in attractive gardens, the front is laid to hard standing with feature planting and a shared driveway leads to the garage and gated access to the rear gardens which is paved with raised decking area, summer house, garden shed and green house.

## GARAGE

A shared driveway with neighbouring property no. 135, before widening to the rear of the properties, leads to the garage with double doors to the front, currently partitioned and with power and light.

## LOCATION

The property is situated in the seaside resort of Mablethorpe which has a range of shops and stores, primary school, and doctor's surgery, public houses, restaurants and bars. Mablethorpe has access to an attractive sandy beach with a wide promenade suitable for walking, cycling and mobility scooters. There are market towns in Louth and Horncastle, whilst the main regional business centres are in Grimsby, Lincoln and Boston.

## CONSIDERING MAKING AN OFFER?

If you think you may want to offer on this property and to save you any inconvenience if you live at a distance, please would you bring with you current photo ID for anti money laundering purposes. This can be a current driving licence or passport. If you have neither, ask us when you book the viewing and we can advise you of what is acceptable. If you do offer, please would you also have details of your estate agent, or evidence of funds if it is a cash purchase. Although solicitor's details will not be required when you offer, if you have them as well, it helps.

## COUNCIL TAX BAND C

## EPC RATING C

## FLOORPLAN

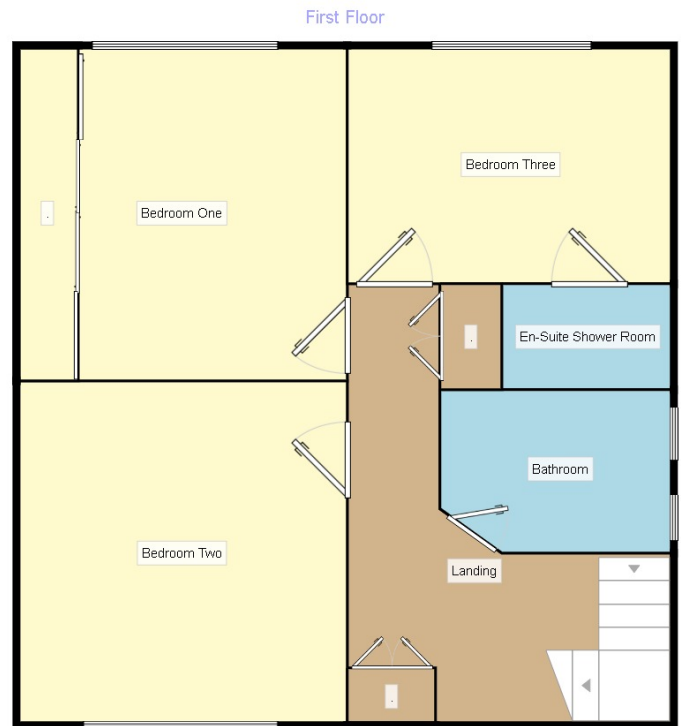
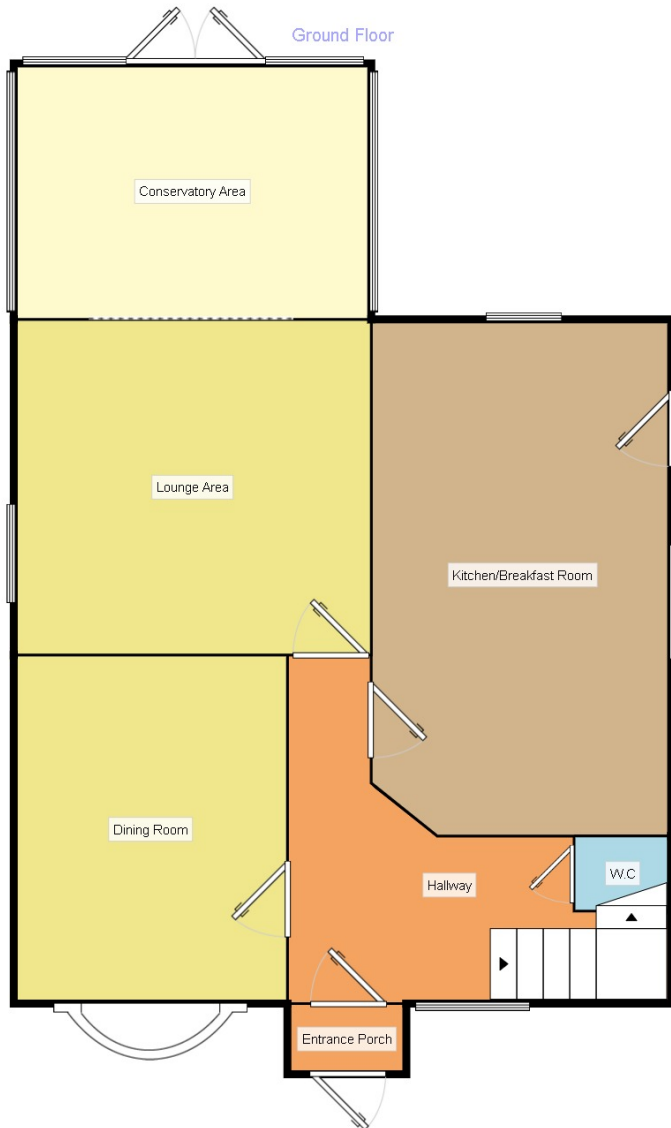
### DIMENSIONS

- Entrance Porch - 1.37m x 0.81m (4'6" x 2'8")
- Hallway - 4.37m x 1.98m (maximum) (14'4" x 6'6" (maximum))
- Lounge Area - 4.14m x 3.96m (inc chimney breast) (13'7" x 13'0" (inc chimney breast))
- Conservatory Area - 4.32m x 2.90m (14'2" x 9'6")
- Kitchen/Breakfast Room - 5.87m x 3.38m (19'3" x 11'1")
- Dining Room - 4.11m x 3.12m (13'6" x 10'3")
- Bedroom One - 3.99m x 3.35m (inc built in wardrobes) (13'1" x 11'0" (inc built in wardrobes))
- Bedroom Two - 4.09m x 4.06m (13'5" x 13'4")
- Bedroom Three - 3.33m x 2.72m (10'11" x 8'11")
- En-Suite Shower Room - 1.78m x 1.19m (5'10" x 3'11")
- Bathroom - 2.16m x 1.65m (maximum) (7'1" x 5'5" (maximum))
- Garage - 5.99m x 2.92m (19'8" x 9'7")









Measurements are approximate. Not to scale. For illustrative purposes only.

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\*Source: Hitwise Nov 2011.

\*\*Calls may be recorded and/or monitored for training and/or security purposes.



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