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Victoria Road, Mablethorpe,  
Lincolnshire

£330,000

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## DESCRIPTION

A superb opportunity to acquire this mixed commercial/residential property centrally located in the seaside town of Mablethorpe. The property offers versatile accommodation to include lock up shop unit with a three bedroom spacious apartment above and attached two bedroom ground floor annex. With rear access leading to the detached double garage and rear courtyard gardens.

## ENTRANCE LOBBY

Double glazed front door with arch top single glazed window over and door leading to the hallway.

## ENTRANCE HALL

With door and stairs leading to the first floor apartment, door access to the rear leading to the ground floor annex, radiator, picture rails to walls and two ceiling light points.

## FIRST FLOOR LANDING

## LOUNGE/DINING ROOM

Two double glazed windows to the front to include a walk in bay window, electric inset flame effect fire with surround and hearth, radiator with decorative cover, three wall light points, cornice and ceiling light point.

## KITCHEN

With a contemporary range of gloss fronted kitchen units with contrasting work surfaces, inset single sink with mixer tap and space and plumbing for automatic washing machine and dishwasher. Gas hob with splash back and extractor over, double electric eye level oven, radiator, three ceiling light points and double glazed window to the rear,

## SHOWER ROOM

Two double glazed windows to the side, double shower unit with waterfall and hand held shower, pedestal wash hand basin and W.C. Radiator, ceramic tiling to walls, airing and storage cupboards, two ceiling light points.

## BEDROOM ONE

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

## SECOND FLOOR LANDING

With double glazed skylight, loft access and ceiling light point.

## BEDROOM TWO

Double glazed window to the side, electric panel wall heater and ceiling light point.

## BEDROOM THREE

Double glazed window to the rear and ceiling light point.

## ATTACHED ANNEX

## OFFICE/STUDY

With doorway leading from the hallway, Double glazed window to the side, electric wall mounted heater, ceiling light point and doorway leading to the kitchen.

## KITCHEN

Double glazed window and door to the side, a range of white fronted kitchen units with contrasting work surfaces, inset stainless steel sink with mixer tap and tiled splash backs. Gas cooker point, space for fridge/freezer, ceiling light point.

## UTILTIY LOBBY

Double glazed window to the side, plumbing for automatic washing machine and space for tumble dryer.

## INNER HALLWAY

With airing cupboard and two ceiling light points.

## BATHROOM

Double glazed window to the side, panelled bath with shower over and screen, pedestal wash hand basin and W.C. Heated towel rail, ceramic tiling to walls and electric wall mounted fan heater.

## LOUNGE

Double glazed window and door to the side, radiator, feature corner brick fireplace with electric stove heater on hearth, cornice and ceiling light point.

## BEDROOM ONE

Double glazed window to the side, radiator, two built in double wardrobe units to include bedside cabinets and over bed storage. Ceiling light point and door leading to the dressing area.

## DRESSING AREA

Double glazed window to the side, radiator, ceiling light point and door leading to bedroom two.

## BEDROOM TWO

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

## RETAIL SHOP UNIT

Currently leased (please ask for details).

## SIDE STORE

## UTILITY AREA

## SEPARATE WC

## REAR COURTYARD

## DETACHED DOUBLE GARAGE

## REAR GARDEN

## FLOORPLAN

### DIMENSIONS

Entrance Hall - 4.57m x 0.94m (ext to) (15'0" x 3'1" (ext to)) -L Shape 3.94m x 0.76m (12'11" x 2'6")

Lounge/Dining Room - 5.03m x 4.32m (16'6" x 14'2")

Kitchen - 3.89m x 3.20m (12'9" x 10'6")

Shower Room - 3.30m x 2.36m (maximum) (10'10" x 7'9" (maximum))

Bedroom One - 3.78m x 3.40m (12'5" x 11'2")

Bedroom Two - 4.88m (8) x 0.00m (16'0" (8) x 0'0")

Bedroom Three - 3.00m x 2.08m (plus recess) (9'10" x 6'10" (plus recess))

Office/Study - 3.25m x 3.18m (maximum inc chimney breast) (10'8" x 10'5" (maximum inc chimney breast))

Kitchen - 3.71m x 3.25m (12'2" x 10'8")

Bathroom - 2.11m x 1.80m (6'11" x 5'11")

Lounge - 5.64m x 2.79m (18'6" x 9'2")

Bedroom One - 4.24m x 2.77m (13'11" x 9'1")

Dressing Area - 3.89m x 1.75m (12'9" x 5'9")

Bedroom Two - 4.90m x 2.84m (maximum) (16'1" x 9'4" (maximum))

Retail Shop Unit - 9.19m x 3.96m (maximum) (30'2" x 13'0" (maximum))

Side Store - 6.15m x 1.96m (20'2" x 6'5")

Detached Double Garage - 8.13m x 4.90m (26'8" x 16'1")







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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