CHOICE PROPERTIES

Estate Agents

18 Fitzwilliam Street, Mablethorpe, LN12 1AA

Price £165,000

Choice Properties are pleased to offer for sale this three bedroom terraced house; situated in a central position in Mablethorpe; within a short walk to both the local amenities and golden sandy beaches. Having undergone renovations throughout, the tasteful accommodation now benefits from two bathrooms, a utility area, privately enclosed courtyard to the rear and off road parking. Early viewing is advised.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel: (01507) 472016 Email: mablethorpe@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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The well maintained accommodation benefits from a mains gas central heating system, including a new boiler; fitted in 2025, uPVC double glazing throughout and comprises:-

Entrance Hall
14'09" x 2'11"
Front uPVC door leading into the entrance hall with stairs to the first floor and an opening to:

Kitchen
11'09" x 11'11"
Fitted with a range of wall and base units with worktop over, one bowl resin sink with drainer and mixer tap, four ring hob with stainless steel extractor hood over, integrated 'CDA' oven, integrated 'CDA' microwave, space for a dishwasher and set out in an open plan design with the rear lobby providing space for a freestanding fridge/freezer and a uPVC door to the garden.

Utility Area
Providing space and plumbing for a washing machine and space for a tumble dryer with worktop over, tiled flooring and a sliding door to:

Shower Room
6'03" x 5'02"
Fitted with a three piece suite comprising a shower enclosure with mains fed double shower head over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, mermaid boarded walls, a heated towel rail and the shower room also features a cupboard housing the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems, having only been installed in 2025.

Reception Room
10'10" x 11'04"
Light and airy reception room benefiting from an angled bay window to front aspect, and fitted with laminate flooring, a cupboard housing the wall mounted consumer unit and an open fire set in a bricked surround.

Landing
9'11" x 5'05"
With loft access and doors to:

Bedroom 1
11'08" x 9'07"
Double bedroom with an original feature fireplace piece.

Bedroom 2
10'11" x 9'04"
Double bedroom with an original feature fireplace piece.

Bedroom 3
7'09" x 5'06"
Single bedroom.

Bathroom
11'01" x 6'00"
Sizeable bathroom fitted with a three piece suite comprising a panelled bath tub with mixer tap and shower attachment, hand wash basin with mixer tap; built into vanity and WC with dual flush button.

Outside
The property is fronted by secure double opening timber gates enclosing a paved frontage to allow off road parking for one vehicle.

To the rear of the property you will find a privately enclosed courtyard garden that is paved for ease of maintenance. The rear courtyard additionally benefits from a sizeable timber workshop and further features secure gated access to the rear, making the property within easy reach to Mablethorpe's award winning beaches.

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

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.

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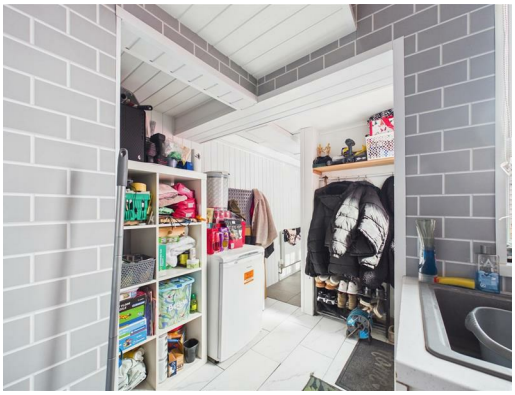
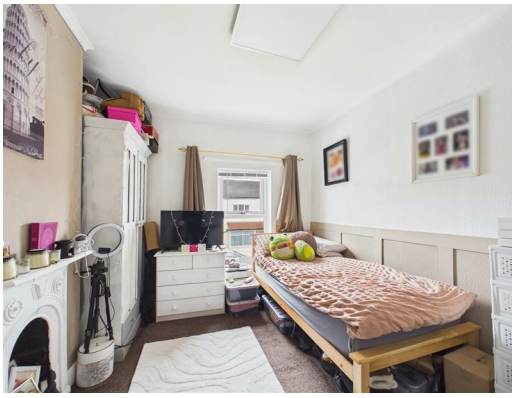
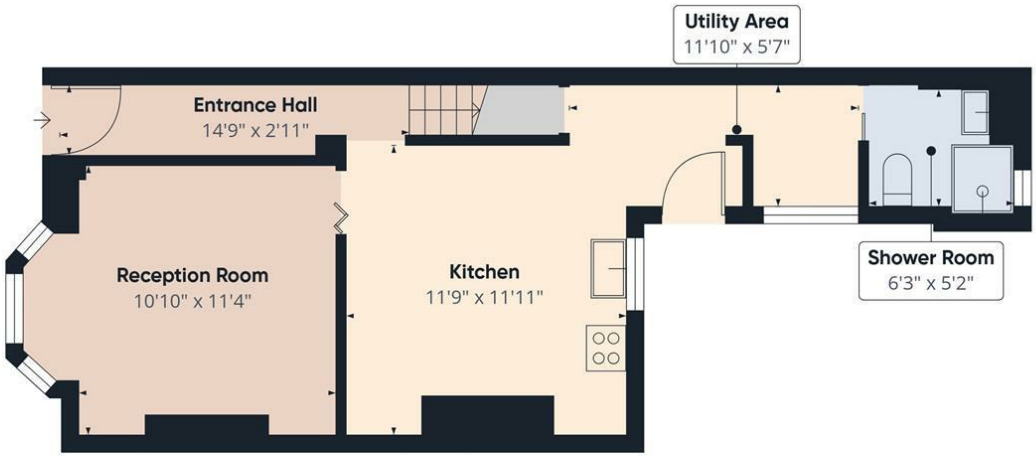
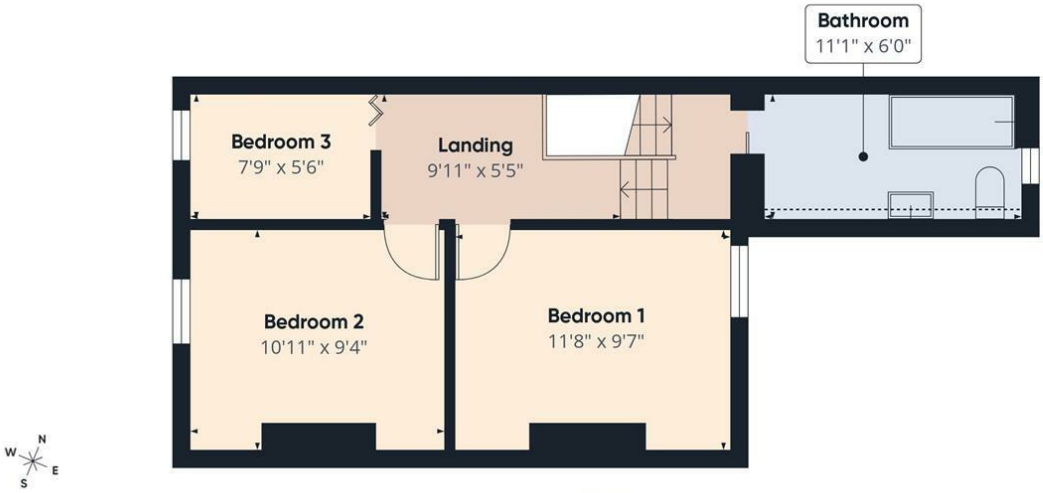






Floor 0



Floor 1

Approximate total area(1)

806 ft²

Reduced headroom

5 ft²

(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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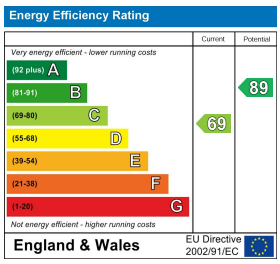
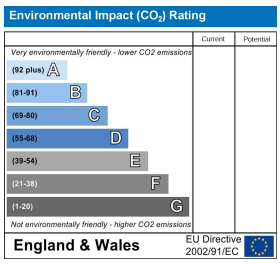
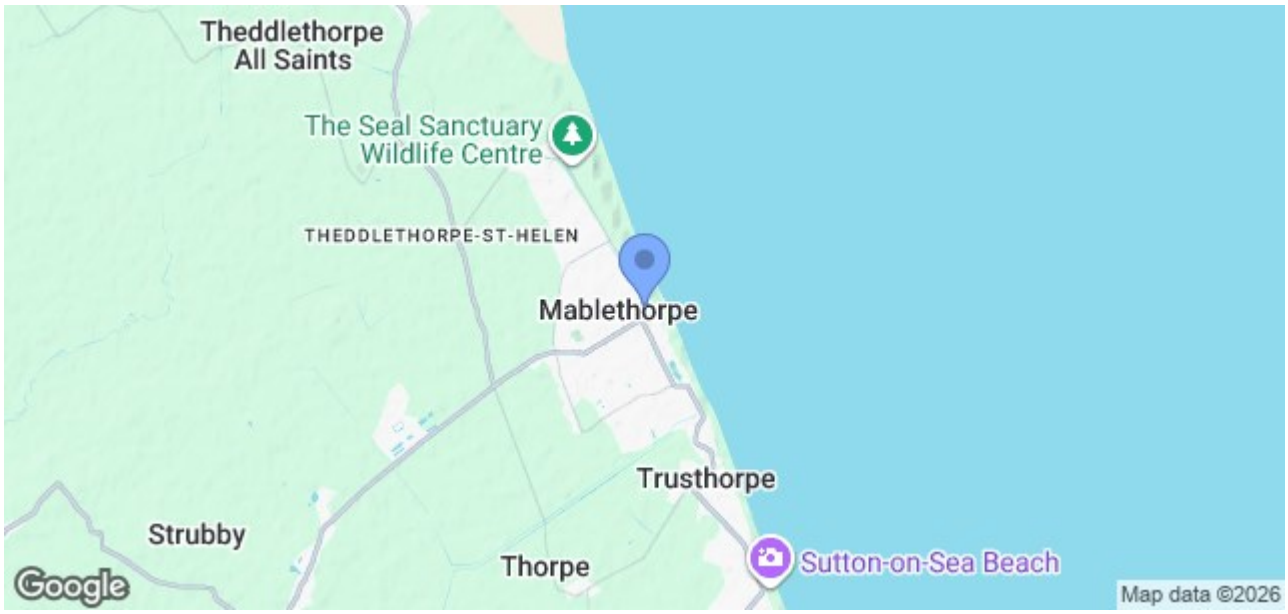
Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn right onto the High Street, and then take your first left onto Fitzwilliam Street. Number 18 can be found on your right hand side approximately half way down the road.