



# CHOICE PROPERTIES

*Estate Agents*

5 Park Avenue,  
Mablethorpe, LN12 2AE

Price £250,000



Choice Properties are pleased to offer for sale this remarkably spacious and well presented three bedroom semi detached house located only a stones throw from the beaches and short walk from the local amenities on offer in Mablethorpe. Currently being used as a successful holiday let, the current sellers are happy to sell to someone looking for an established investment, or to be sold as a residential property. Being further offered with no onward chain; early viewing is advised to appreciate the size and quality of accommodation on offer.

Benefiting from a mains gas central heating system, the abundantly light and bright accommodation comprises:-

### **Hallway**

6'10" x 15'05" extending to 2'07" x 8'03"

Front uPVC door leading into the hallway with stairs to the first floor and doors to:

### **Reception Room**

12'00" x 14'07"

Light and airy reception room benefiting from a large angled bay window to front aspect and fitted with a TV aerial and feature electric fireplace set in a bricked surround. Open plan design with:

### **Dining Room**

12'00" x 11'09"

Providing ample space for a dining table with double opening 'French' doors to the extended sun room.

### **Kitchen/Dining Room**

9'11" x 17'02"

Fitted with a range of hand made wall and base units with worktop over, double bowl ceramic butler sink with mixer tap, four ring 'Bosch' induction hob with extractor hood over, space for a freestanding fridge/freezer, integrated double electric oven, integrated washing machine, integrated dishwasher, ample space for a dining table, uPVC bi-folding doors to the garden, tiled flooring and the kitchen also houses the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

### **Sun Room**

8'01" x 14'07"

Light and airy space with a uPVC door leading into the rear garden, a ceiling lantern, tiled flooring and a TV aerial.

### **WC**

3'07" x 8'01"

Fitted with a WC with dual flush button, hand wash basin with mixer tap; built into vanity and tiled flooring.

### **Landing**

2'10" x 7'09"

With access to the loft which is partly boarded with lighting and a pull down ladder. Doors to:

### **Bedroom 1**

9'06" x 11'11"

Spacious double bedroom with a TV aerial, bedside wall lighting and a built in triple wardrobe with sliding doors.

### **Bedroom 2**

11'11" x 11'10"

Spacious double bedroom with a TV aerial.

### **Bedroom 3**

6'11" x 7'03"

Fitted with a TV aerial.

### **Shower Room**

6'10" x 8'03"

Fitted with a three piece suite comprising a large walk in shower enclosure with mains fed double shower head over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, heated towel rail and partly mermaid boarded walls.

### **Driveway**

Driveway to the front of the property, providing off road parking.

### **Outbuilding/Home Study**

6'09" x 10'03"

Currently utilised as a reading room, fitted with power and lighting.

### **Garden**

To the rear of the property you will find a privately enclosed garden laid with shingle for ease of maintenance with timber fencing to the boundaries. The rear garden additionally benefits from a well placed patio seating area, to soak in and enjoy the sun in this beautiful south facing garden, access to the outbuilding and a useful timber shed with doors to front and rear aspect. An additionally benefit found in the garden is a secure gate to one side, giving direct access to Victoria Road.

### **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

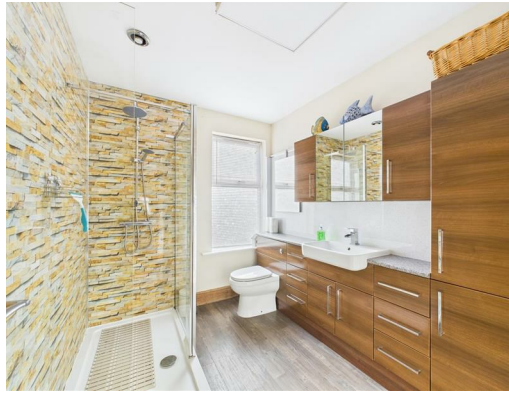
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - TBC. The property currently benefits from business rates; being used as a holiday let. It is useful to note that business rates on this property are also very low.

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 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>  
1241 ft<sup>2</sup>

(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.

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# Directions

From our Mablethorpe office head south along Victoria Road and take your first left onto The Boulevard, follow the road around the bend to the left and turn first left into Park Avenue. Number 5 can be found towards the end of the road on your left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-60) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	80
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-60) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC	

