



# CHOICE PROPERTIES

*Estate Agents*

Bank House & Oak Cottage Queens  
Park Close,

Price £599,950



Choice Properties are delighted to present this exceptionally spacious detached residence, perfectly situated just a stone's throw from Mablethorpe's golden sandy beaches and the popular Queen's Park boating lake. The main property boasts eight generous double bedrooms—each complete with its own en-suite or private bathroom. Currently operating as a highly successful holiday let, and with a proven history as a popular guest house, this property offers incredible commercial potential. Adding spectacular value to this package is a completely separate two-bedroom holiday cottage. Whether you choose to continue letting it out for a double income stream, use it for seamless multi-generational living, or host extended family, the flexibility is unmatched. With multiple income options and an unbeatable coastal location, early viewing is highly advised!

## This remarkably spacious accommodation comprises:

### **Entrance Porch**

uPVC entrance door. Door to:

### **Hallway**

Staircase to the first floor landing. Cupboard housing the wall mounted electric consumer unit.

### **Bedroom 1**

Ground floor double bedroom with dual aspect windows.

### **En-Suite**

Wet room design with tiled flooring and mermaid boarding to the walls. Fitted with a 'Triton' electric shower, hand wash basin and dual flush wc.

### **Reception Room**

Remarkably spacious, light and airy reception room with an angled bay window, sliding doors to the garden and a log burning stove set in a brick feature surround with wooden mantle.

### **Office**

Ample space for a home office/study.

### **Dining Room**

Ample space for a large dining table as well as a freestanding fridge/freezer. Opening to:

### **Kitchen**

Fitted with a range of base units with work surfaces over, stainless steel 1.5 bowl sink unit and drainer with mixer tap, space for a large range style cooker with extractor above, plumbing and space for a washing machine and dishwasher. Space for freestanding fridge/freezer. Part tiled walls. Spot lighting.

### **First Floor Landing**

### **Bedroom 2**

Spacious double bedroom with dual aspect windows. Pedestal hand wash basin with tiled splashback.

### **En-Suite**

Fitted with a shower enclosure with electric shower and dual flush wc.

### **Bedroom 3**

Spacious double bedroom with angled bay window. Hand wash basin with tiled splashback.

### **En-Suite**

Fitted with a shower enclosure with electric shower and dual flush wc.

### **Bedroom 4**

Double bedroom with dual aspect windows. Pedestal hand wash basin with tiled splashback.

### **En-Suite**

Fitted with a shower enclosure with electric shower and dual flush wc.

### **Bedroom 5**

Spacious double bedroom with pedestal hand wash basin with tiled splashback.

### **Bedroom 6**

Spacious double bedroom with hand wash basin with tiled splashback.

### **Shower Room**

Fitted with a shower enclosure with electric shower and dual flush wc. Part tiled walls.

### **Shower Room**

Fitted with a shower enclosure with electric shower.

### **WC**

WC and pedestal hand wash basin. Part tiled walls.

## **WC**

WC.

## **Second Floor Landing**

### **Bedroom 7**

Spacious double bedroom with sea views.

### **En-Suite**

Fitted with a shower enclosure with mains fed shower, hand wash basin, and dual flush wc.

### **Bedroom 8**

Spacious double bedroom with views over Queens Park boating lake.

### **En-Suite**

Fitted with a shower enclosure with electric shower, hand wash basin, and dual flush wc.

## **Cottage**

The property further benefits from a separate semi-detached cottage to the side, providing extra living accommodation comprising: reception room, kitchen, shower room and bedroom. Further details and photos to follow.

## **Driveway & Gardens**

A gravelled driveway provides ample off road parking for multiple vehicles and opens up onto the well kept garden with views over Queens Park boating lake. The garden is laid mostly to lawn for ease of maintenance and is enclosed by low level brick walls.

## **Tenure**

Freehold

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 472016.

## **Opening Hours**

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

## **Making An Offer**

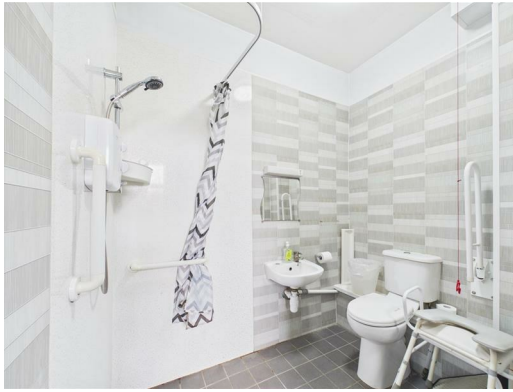
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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**

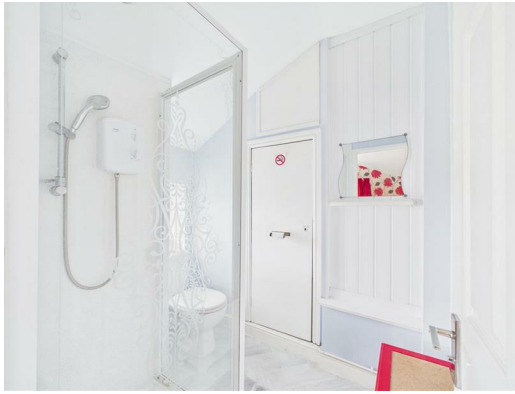
Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - TBC.

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.





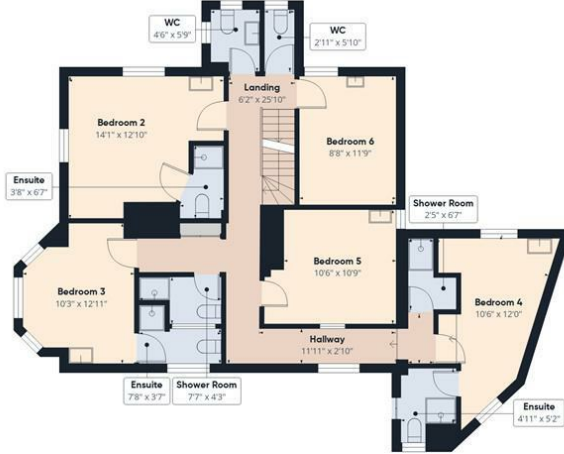








Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
2616 ft<sup>2</sup>  
Reduced headroom  
10 ft<sup>2</sup>

(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 south along Victoria Road in the direction of Sutton on Sea, at the Eagle Hotel follow the road round to the left and the flats can now be seen directly in front of you. Take the next road to the left which is Queens Park Close and Bank House can be found at the end of the road.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
(55-68) 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	

