



# CHOICE PROPERTIES

## *Estate Agents*

Pilgrim's Pride, 9 St. Andrews Road,  
Mablethorpe, LN12 1JB

Realistic Offers Considered £300,000



\*Being sold by a motivated seller - sensible offers encouraged\* It is a pleasure for Choice Properties to bring to the market this superb double fronted, five bedroom, four reception room detached house with a large garden. This fantastic property offers generously proportioned rooms throughout and is located only a short walk from the town centre and beach.

The well laid out and remarkably spacious accommodation comprises:

### **Entrance Hallway**

15'4 x 6'10

Front door leading into the entrance hall with stairs leading to the first floor wall lighting, a telephone point and doors leading to:

### **Lounge**

11'2 x 15'3

Fitted with a gas fireplace set on a tiled hearth with wooden mantle, angled bay window to front aspect and a TV aerial.

### **Sitting Room**

11'1 x 15'3

Fitted with a gas fireplace set in a tiled surround with a wooden mantle, bay window to front aspect and TV aerial.

### **Cloakroom W.C**

7'0 x 4'11

Fitted with a WC with cistern lever and pedestal hand wash basin, part tiling to the walls.

### **Dining Room**

11'0 x 10'1

Providing ample space for a dining table and featuring a telephone point and double opening doors through to the conservatory.

### **Conservatory**

19'1 x 6'1

With double aspect windows, a uPVC door to the rear garden, polycarbonate roof, wall lighting and tiled flooring.

### **Kitchen/Diner**

14'0 x 10'11

Fitted with a range of wall and base units with worktop over, two bowl stainless steel sink with two drainers, gas 'Range' cooker, space for a freestanding 'American' style fridge/freezer, built in pantry cupboard and part tiling to the walls. Doors to:

### **Pantry**

Fitted with a range of wall shelving, tiled flooring and the pantry also houses the wall mounted consumer unit and the wall mounted 'Vailant' condensing gas boiler.

### **Lobby**

4'7 x 2'9

With an opening to:

### **Utility/Shower Room**

7'11 x 7'5

Featuring plumbing for two washing machines, fitted with a ceramic butler sink with single hot and cold taps, shower cubicle with mains fed shower head over and mermaid boarded splashbacks, loft access and tiled flooring.

### **Hobby Room**

10'8 x 8'0

With tiled flooring and a uPVC door to the rear garden.

### **Landing**

With loft access; with a pull down ladder and doors leading to:

### **Bedroom 1**

11'1 x 15'8

Remarkably spacious double bedroom with an angled bay window to front aspect.

### **Bedroom 2**

11'0 x 15'10

Spacious double bedroom with an angled bay window to front aspect and pedestal hand wash basin with single hot and cold taps with a tiled splashback.

### **Bedroom 3**

11'0 x 8'8

#### **Bedroom 4**

11'1 x 8'8

Double bedroom.

#### **Bedroom 5**

6'10 x

Smaller double bedroom.

#### **Bathroom**

6'8 x 5'7

Fitted with a three piece suite comprising a panelled bath tub with mixer tap and power shower over, hand wash basin with single hot and cold taps and WC with dual flush button, part tiling to the walls and built in airing cupboards housing the hot water cylinder.

#### **WC**

Fitted with a WC with dual flush button and part tiling to the walls.

#### **Driveway**

Provide off road parking for multiple vehicles.

#### **Garage**

19'11 x 11'9

With double opening timber doors to front aspect, two side windows and rear window, power and lighting.

#### **Garden**

To the rear of the property you will find a privately enclosed garden laid mostly to lawn with timber fencing to the boundaries. The rear garden additionally benefits from an array of raised planter beds displaying a variety of well established plants and shrubs, two sizeable greenhouses and a brick built pond.

#### **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 C.

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.





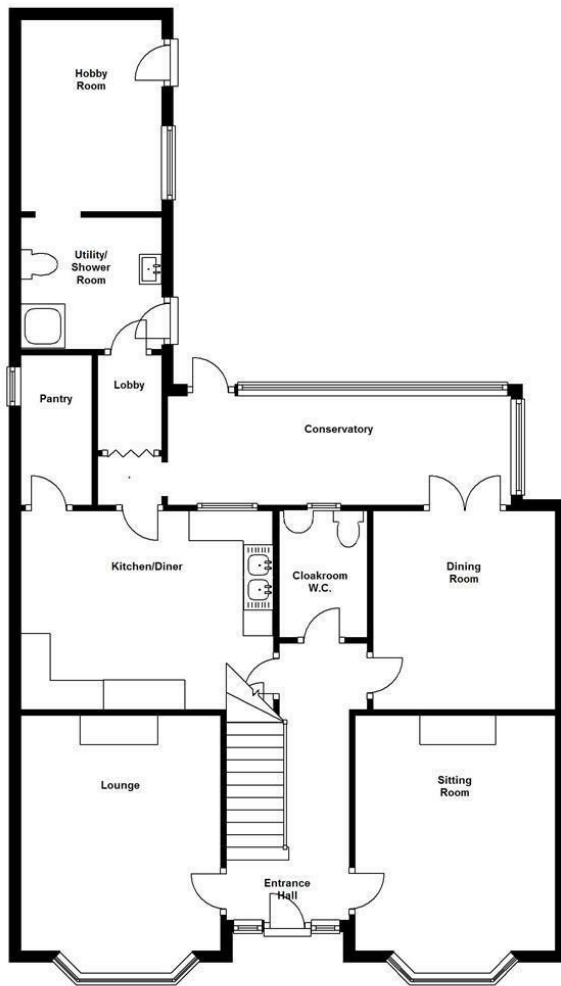




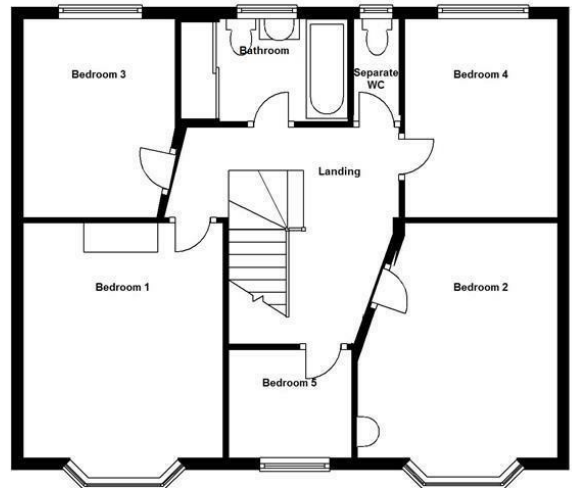




Ground Floor



First Floor





# Directions

Upon leaving our Mablethorpe office head North towards the traffic lights and turn right onto the High Street, at the pullover turn left onto Quebec road. Travel along Quebec road until you reach the cinema then take your immediate left onto Golf Road. Your first turning on the left hand side will be St. Andrews Road.

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	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	

