CHOICE PROPERTIES

Estate Agents

Elder Cottage, 130a Victoria Road, Mablethorpe, LN12 2AJ

Price £210,000



It is a pleasure for Choice Properties to bring to the market this beautifully presented two bedroom detached house, conveniently located within close proximity to both the beaches and local amenities on offer. Benefiting from three reception rooms, this impressive house has been tastefully renovated throughout and features privately enclosed gardens externally. Early viewing is most certainly advised.

The Property Ombudsman
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Benefiting from a mains gas central heating system; this charming accommodation comprises:-

Dining Room/Sitting Room
10'05" x 11'07"
Front door leading into the dining room/sitting room with a feature set in fireplace, built in cupboard providing space and plumbing for a washing machine, stairs to the first floor and the dining room/sitting room also houses the wall mounted consumer unit. Doors to:-

Kitchen/Breakfast Room
9'01" x 14'05"
Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, gas hob with extractor hood over, integrated oven, space for a freestanding fridge/freezer, space for a dining table and the kitchen also houses the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

Reception Room
9'01" x 14'05"
Benefiting from an original fireplace feature with a TV aerial and telephone point.

Sun Room
7'07" x 13'08"
With dual aspect windows, a door to the gardens, built in shoes and hanging storage bench and fitted with wall lighting.

Landing
10'02" x 2'09"
Providing access to the loft and doors to:-

Bedroom 1
9'01" x 12'10"
Spacious double bedroom with a TV aerial and an array of fitted wardrobes with mirrored sliding doors.

Bedroom 2
9'03" x 14'03"
Spacious double bedroom with a TV aerial and built in industrial shelving and railing utilised as an open wardrobe.

Bathroom
10'00" x 8'07"
Stylish bathroom fitted with a four piece suite comprising a panelled bath tub with mixer tap, shower cubicle with mains fed double shower head over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, original feature fireplace surround and partly mermaid boarded walls.

Gardens
Surrounding the property are sizeable and privately enclosed gardens. The current owner has undertaken a lot of work externally to improve the gardens on offer. The space now comprises areas decked, laid with artificial grass or laid with shingle - all with the aim of being low maintenance. Within the gardens you can also find the added benefit of two useful timber sheds, both with power.

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 regulations 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.





















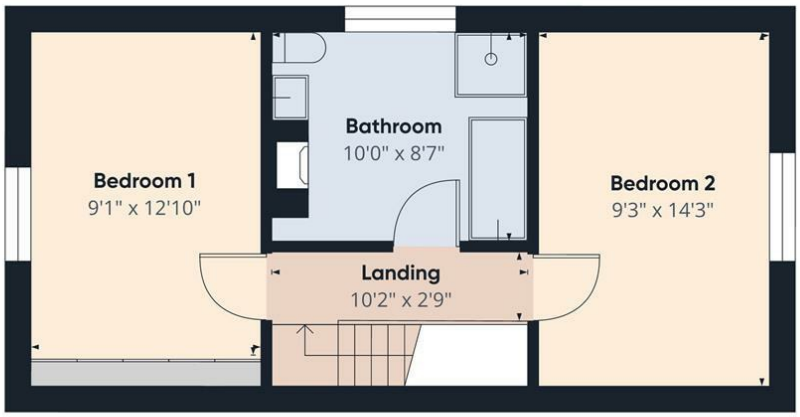








Floor 0





Floor 1

Approximate total area(1)

884 ft²

Reduced headroom

8 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.

GIRAFFE360

Directions

From our Mablethorpe office head South along Victoria Road and Elder Cottage can be found towards the end of the road on your right hand side. (The property is located behind Elder House.)

