CHOICE PROPERTIES
Estate Agents

Wold View Mablethorpe Road, Mablethorpe, LN12 1NQ

Reduced To £425,000

Choice Properties are delighted to offer for sale this most spacious six bedroom detached house boasting a generously proportioned layout and standing proud on a sizeable plot measuring approximately 1.4 acres (STS). Positioned in a pleasant semi-rural position yet only a short distance from the local amenities and beaches of Mablethorpe, this impressive property also features the added benefit of three garages; so early viewing is most certainly advised to appreciate the size of property and it's plot on offer.

Offering generously proportioned rooms throughout with the most desirable layout, the beautifully maintained and abundantly light accommodation comprises:-

Sun Room
9'7" x 24'1"
Front uPVC door leading into the sun room, featuring double aspect windows, three walls lights and doors to:

WC
5'5" x 6'1"
Fitted with a WC with cistern lever, pedestal hand wash basin with single hot and cold taps and tiled splashbacks, shaver point.

Reception Room
12'4" x 26'0"
Featuring an open fireplace set in a feature surround, three wall lights, stairs to the first floor and an under-stair storage cupboard. Open plan design with the:

Dining Area
8'1" x 14'4"
Providing ample space for a dining table and featuring double opening 'French' doors to the garden, double aspect windows and an opening to the:

Kitchen
8'1" x 11'4"
Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, double electric 'Select 920' oven, four ring induction hob; with extractor hood over, integrated fridge, integrated dishwasher, mermaid board splashbacks and a door to:

Lobby
8'1" x 4'0"
With a uPVC door to the rear and doors to:

Utility Area
8'1" x 6'10"
Fitted with wall and base units with worktop over, plumbing for a washing machine and space for a tumble dryer.

Integral Garage
19'8" x 11'2"
With power, lighting, an up and over door and space for various utilities.

Integral Tandem Garage
28'1" x 12'0"
Remarkably spacious garage which provides parking for two vehicles, with power, lighting, side window, internal window, an up and over door and the Tandem Garage also houses the floor standing oil fired 'Worcester' boiler.

Landing
6'0" x 10'10"
With loft access and doors to:

Sitting Room
18'7" x 12'0"
Featuring an electric feature fireplace set in a feature bricked surround, TV aerial and doors leading to:

Bedroom 1
11'3" x 14'10"
Spacious double bedroom benefiting from double aspect windows.

Bedroom 2
11'8" x 6'7"
Spacious double bedroom with two fitted single wardrobes, a fitted double wardrobe and a built in dressing table.

Bedroom 3
9'3" x 14'10"
Spacious double bedroom.

Bedroom 4
9'2" x 16'1"
Double bedroom with loft access, two windows to rear aspect and a door to the:

En-suite Bathroom
6'3" x 7'2"
Fitted with a three piece suite comprising a bath tub with single hot and cold taps, pedestal hand wash basin with single hot and cold taps and a WC with cistern lever, tiled walls and a shaver point.

Bedroom 5
9'7" x 11'2"
Double bedroom with original characterful ceiling beams.

Bedroom 6
8'8" x 10'10"
Double bedroom.

Bathroom
5'7" x 10'10"
Fitted with a three piece suite comprising a pedestal hand wash basin with mixer tap and shower attachment, hand wash basin with mixer tap and WC with dual flush button, part tiling to the walls and two wall lights.

Driveway
Expansive driveway providing off road parking for several vehicles.

Detached Garage/Workshop
40'06" x 17'04"
With double opening timber doors, power and lighting.

Garden
The property sits on the most sizeable plot, measuring approximately 1.4 acres (STS). The plot is made of of an area laid to lawn, and a area laid with hardstanding that was formerly a tennis court. Around the perimeter of the garden you will find well established trees and shrubbery, for added privacy.

Tenure
Freehold.

Viewing arrangements
By appointment through Choice Properties Mablethorpe 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 - 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.

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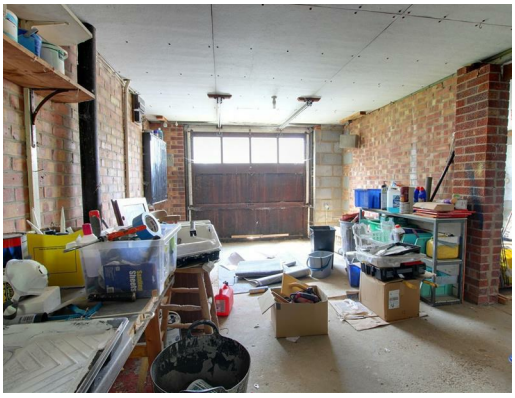
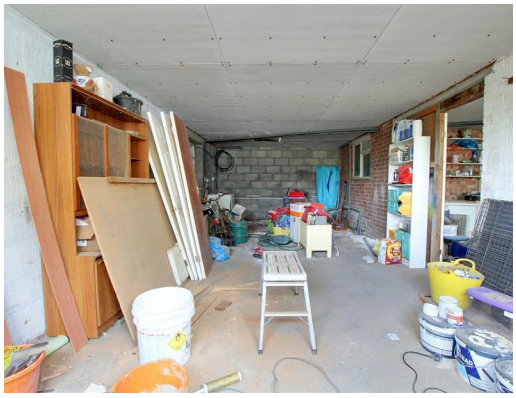

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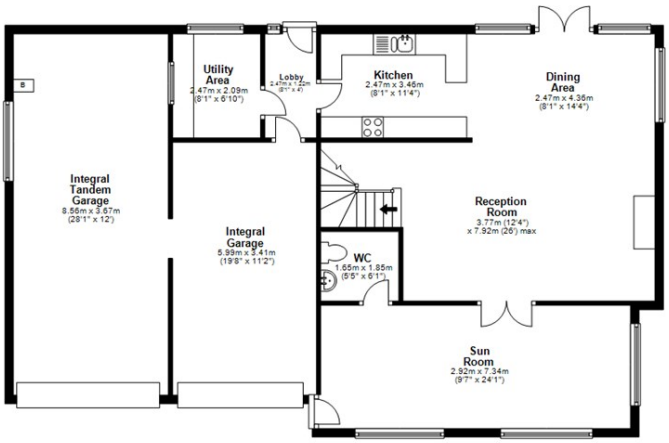
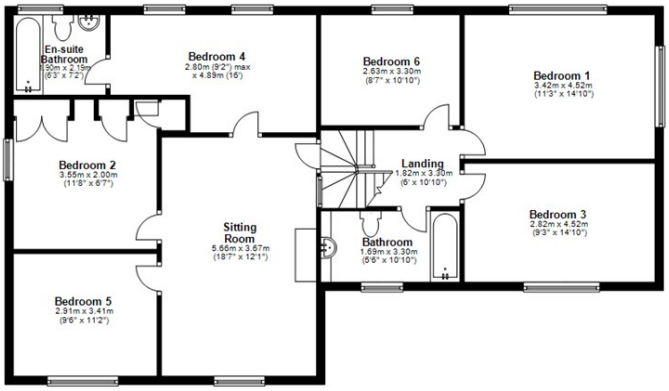
Ground Floor

Approx. 134.6 sq. metres (1449.2 sq. feet)

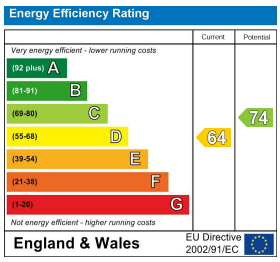
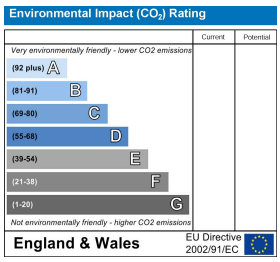
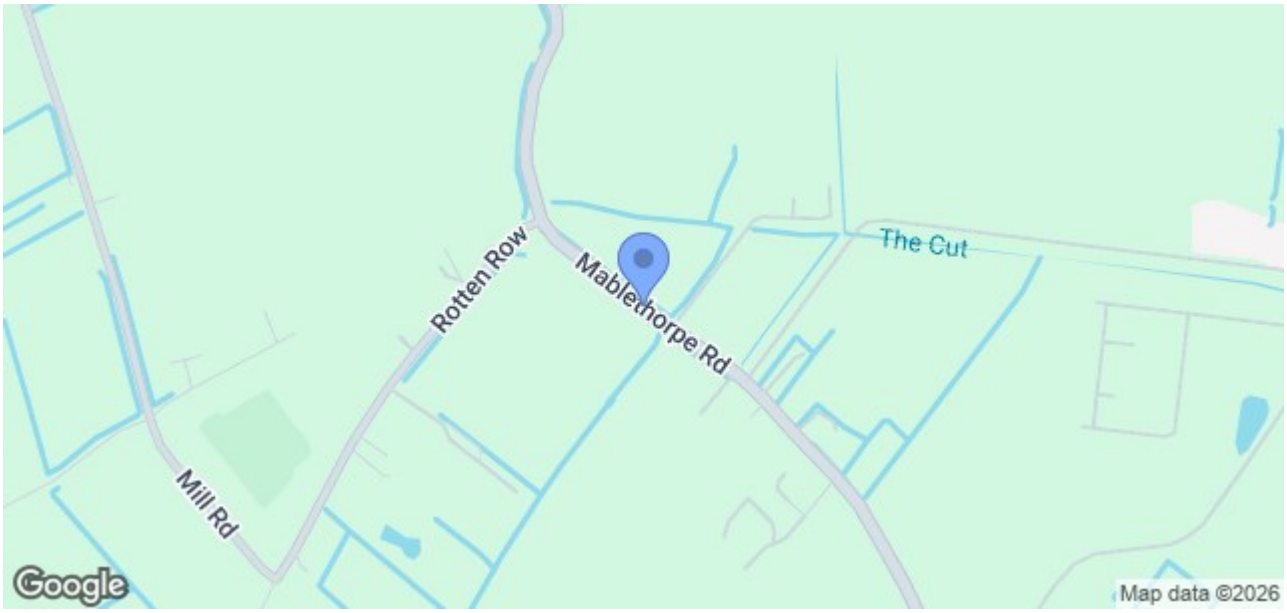


First Floor

Approx. 112.3 sq. metres (1208.4 sq. feet)



Total area: approx. 246.9 sq. metres (2657.6 sq. feet)

Directions

From our Mablethorpe office head North along Victoria Road to the traffic lights, turn left onto the High Street (A52) and head out of town. After you have passed the petrol station turn right at the crossroads onto the A1031 towards Theddlethorpe. Continue along this road and Wold View can be found on your right-hand side.