



# CHOICE PROPERTIES

*Estate Agents*

3 Lily House Waterloo Road,  
Mablethorpe, LN12 1JR

Price £89,950



Choice Properties offer for sale this two bedroom flat, spanning across two floors, situated in a central position within close proximity to both the beaches and local amenities on offer in Mablethorpe. Offered with no onward chain the property benefits from a privately enclosed front courtyard garden and so viewing is highly advised. \*With further information and internal photographs to follow\*

### **Entrance Hall**

5'11" x 3'10"

Front uPVC door leading into the entrance hall which houses the wall mounted consumer unit and features doors to:

### **Kitchen**

11'05" x 10'02"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with single hot and cold taps, four ring gas hob with extractor hood over, integrated oven, space for a freestanding fridge/freezer, space and plumbing for a washing machine, partly tiled walls and the kitchen also houses the wall mounted 'Ideal' combination boiler; supplying both the central heating and hot water systems.

### **Reception Room**

12'04" x 17'00"

Light and airy reception room with a TV aerial, telephone point and providing ample space for a dining table. Door to:

### **Study/Bedroom 3**

14'06" x 6'04"

### **Landing**

7'07" x 3'06"

With doors to:

### **Bedroom 1**

11'05" x 11'09"

Spacious double bedroom fitted with a TV aerial and access to the loft.

### **Bedroom 2**

7'08" x 11'09"

Double bedroom.

### **Bathroom**

4'05" x 7'10"

Fitted with a three piece suite comprising a cladded bath tub with single hot and cold taps, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, partly tiled walls and an 'Xpeliar' extractor fan.

### **Front Courtyard Garden**

To the front of the property you will find a privately enclosed courtyard garden, paved for ease of maintenance, with timber fencing to the boundaries.

### **Tenure**

Please note that the building currently comprises three flats which all share the same title. The title is currently in the process of being split, so once completed, the property will become leasehold.

### **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,

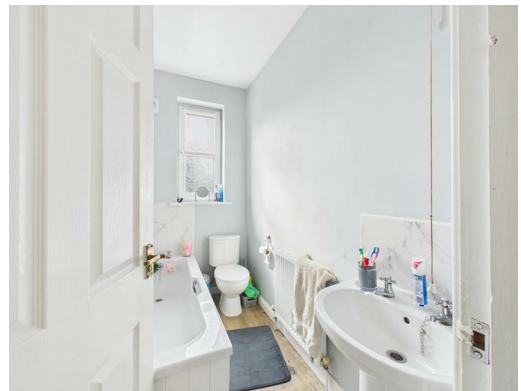
LN9 6PH

Tel. No. 01507 601 111

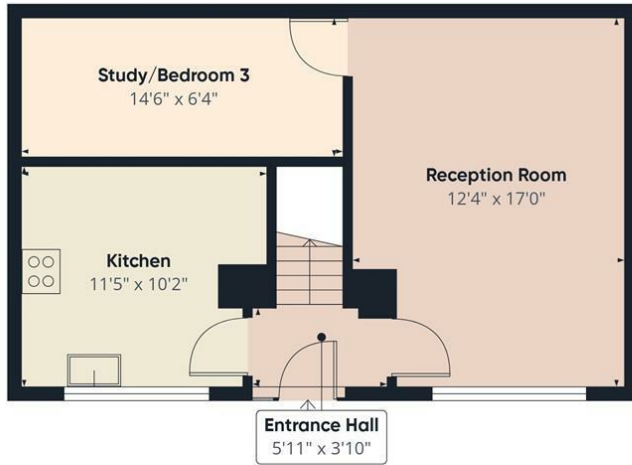
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band 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<sup>(1)</sup>  
742 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 north along Victoria Road, at the traffic lights turn left onto the High Street. Take your second right onto Waterloo Road and number 1 can be found 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			
(55-68) 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			
(55-68) 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	

