CHOICE PROPERTIES

Estate Agents

Coxswains Cabin Hotel & Restaurant, 27 Admiralty Road, Mablethorpe, LN12 2AA

Price £350,000

Choice Properties are delighted to offer the rare opportunity to purchase this nine bedroom nine bathroom guesthouse situated on Admiralty Road located in the sought after seaside town of Mablethorpe. The residence is nestled just moments away from Mablethorpe's award winning beaches and offers an amazing investment opportunity. The property features seven guestrooms as well as it own living quarters all of which are generously sized and abundantly bright. Available with no onward chain, early viewing is highly advised.

With the additional benefit of gas fired central heating and uPVC double glazing throughout, the extensive internal living accommodation comprises:-

Entrance Hall
10'11 x 14'4
With large uPVC bay entrance featuring door and windows. Radiator. Power points.

Hallway
3'8 x 2'11
Staircase to first floor landing.

Reception Room
13'8 x 14'6
Spacious dining area with uPVC windows to rear aspect. Electric fireplace with tiled hearth and surround. Power points. Telephone points.

Living Room
14'1 x 10'0
Fitted with a log burner. Power points. Tv aerial point. External uPVC door leading to driveway.

Kitchen
4'1 x 13'9
Fitted with base units with work surfaces over. Integral oven. Four ring electric hob. One and a half bowl stainless steel sink with mixer tap and drainer. Consumer unit.

2nd Kitchen
7'7 x 5'6
Fitted with work surfaces and shelving. 'Worcester' gas combi boiler. Stainless steel single sink. Plumbing for dishwasher. uPVC window to rear aspect. Power points. Part tiled walls.

Sitting Room/Shower Room
18'8 x 10'3
With two uPVC windows to rear aspect. Radiator. Power points. External uPVC door leading to courtyard. Tv aerial point. Shower room fitted with a three piece suite comprising of a corner electric shower cubicle, a push flush wc, and a pedestal wash hand basin.

Open Plan Kitchen/Living Area
15'10 x 25'2 (to furthest measurement)
Fitted with wall and base units. Single bowl stainless steel sink. Consumer unit. Part tiled walls. uPVC windows. Power points. uPVC French doors leading to garden. Log burner set in fireplace with tiled hearth and brick surround and mantel.

Bedroom 1
9'9 x 18'11
Large double bedroom. Radiator. Power points. French doors leading to garden. uPVC window to side aspect.

Main Shower Room
8'9 x 6'9
Fitted with a three piece suite comprised of a waterproof panelled electric shower, a pedestal wash hand basin, and a low level wc. Tiled flooring. Extractor.

Study
8'6 x 8'9
Radiator. Power points. uPVC window to side aspect.

Storage Room
7'8 x 3'7
Large separate storage room with fitted shelving.

WC
2'9 x 4'10
Fitted with a push flush wc and a corner wall mounted wash hand basin with single taps. Tiled flooring. Tiled walls.

Side Entrance Hall
4'11 x 6'0
Impressive external door. Staircase leading to first floor landing. Radiator. Telephone point.

Bedroom 2
14'1 x 8'9
Double bedroom with uPVC window to side aspect. Radiator. Power points. Walk in wardrobe.

Ensuite Shower Room
6'0 x 5'4
Fitted with a three piece suite comprised of an electric shower cubicle, a pedestal wash hand basin, and a low level wc. Part tiled walls. uPVC window to rear aspect.

Bedroom 3
10'11 x 11'2
Double bedroom with large walk in bay uPVC window to front aspect. Window to side aspect. Radiator. Power points. Tv aerial point.

Ensuite Shower Room
2'7 x 7'10
Fitted with a three piece suite comprised of a shower cubicle, a wash hand basin set over vanity unit, and a low level wc. Tiled walls. Extractor.

Landing
12'11 x 6'0
Internal doors to all first floor bedrooms. Power points.

Bedroom 4
14'2 x 13'11
Double bedroom with walk in bay uPVC window. Wash hand basin with mosaic tiled splash back. Radiator. Power points. Tv aerial points.

Ensuite Shower Room
2'7 x 7'10
Fitted with a low level wc and a fully tiled shower cubicle. Extractor.

Bedroom 5
11'0 x 14'3
Double bedroom with dual aspect uPVC windows including a walk in bay uPVC window to front aspect. Radiator. Power points. Tv aerial point. Wash hand basin with tiled splashback.

Ensuite Shower Room
2'6 x 7'10
Fully tiled shower room with electric shower cubicle and a low level wc. Extractor.

Bedroom 6
6'9 x 18'0
Double bedroom with uPVC window to side aspect. Radiator. Power points.

Ensuite Shower Room
6'10 x 5'7
Fitted with a three piece suite comprised of a corner shower cubicle, a low level wc, and a pedestal wash hand basin. Radiator. Power points. uPVC window to rear aspect.

Bedroom 7
6'10 x 11'3
Power points. Radiator. uPVC window to rear aspect.

Ensuite Shower Room
6'9 x 5'3
Fitted with a three piece suite comprising of a shower cuible, a wash hand basin, and a low level wc. Extractor.

Bedroom 8
14'3 x 10'0
Double bedroom with dual aspect uPVC windows. Radiator. Power points. Feature fireplace.

Bedroom 9
6'9 x 11'4
Single bedroom with uPVC windows to side aspect. Power points.

Shower Room
9'7 x 6'1
Fitted with a fully tiled shower cubicle, a pedestal wash hand basin, and a low level wc. Radiator. Dual aspect uPVC windows.

Driveway
The property features two driveways (one paved and one gravelled) which together provide off the road parking space for numerous vehicles.

Gardens
The property features garden space to the front, side, and rear. To the front and side the property benefits from a laid to lawn space with is lined with plants, shrubs, and hedges which add life and colour to the space. To the rear is a fully enclosed courtyard style garden which is paved for ease of maintenance.

Tenure
Freehold.

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No
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.

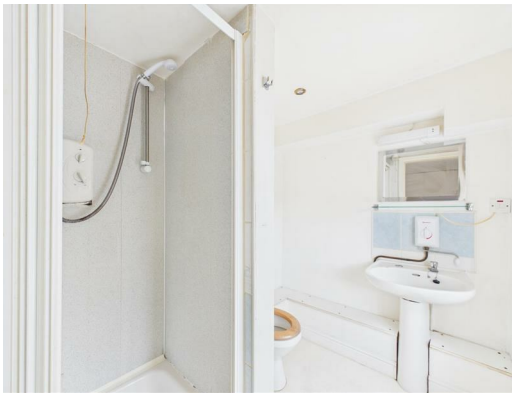
Viewing Arrangements
By appointment through Choice Properties on .

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.

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.

FIRE EXIT



Floor 0

Floor 1

Approximate total area[1]

2903 ft²

(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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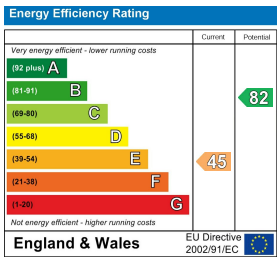
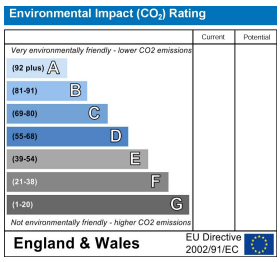
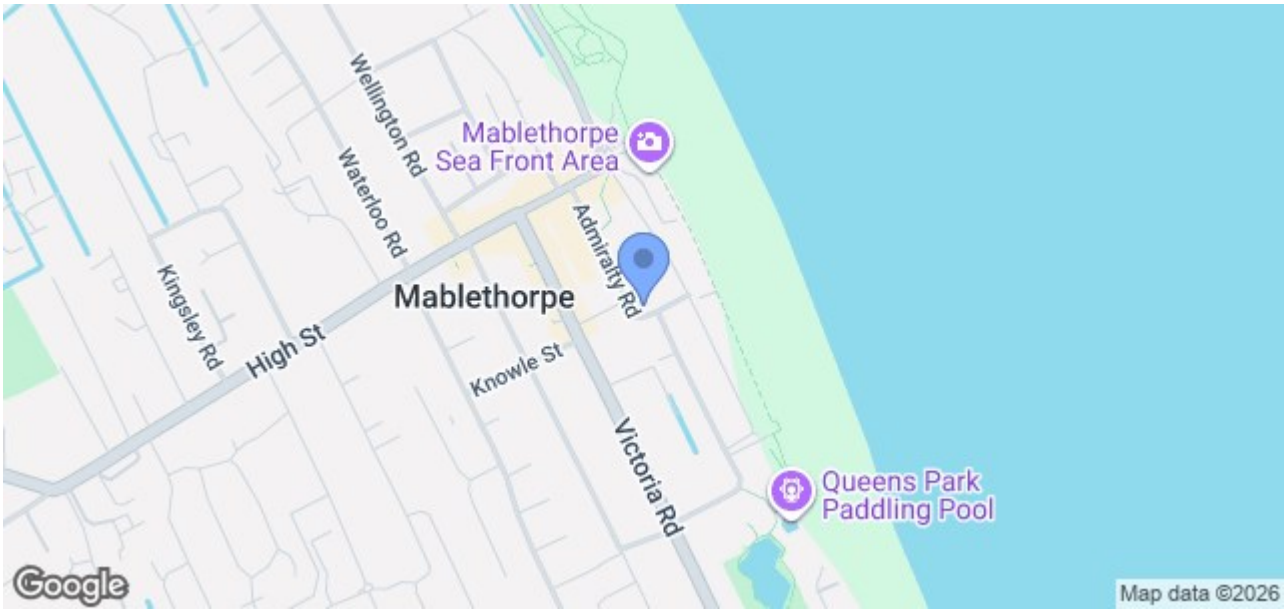
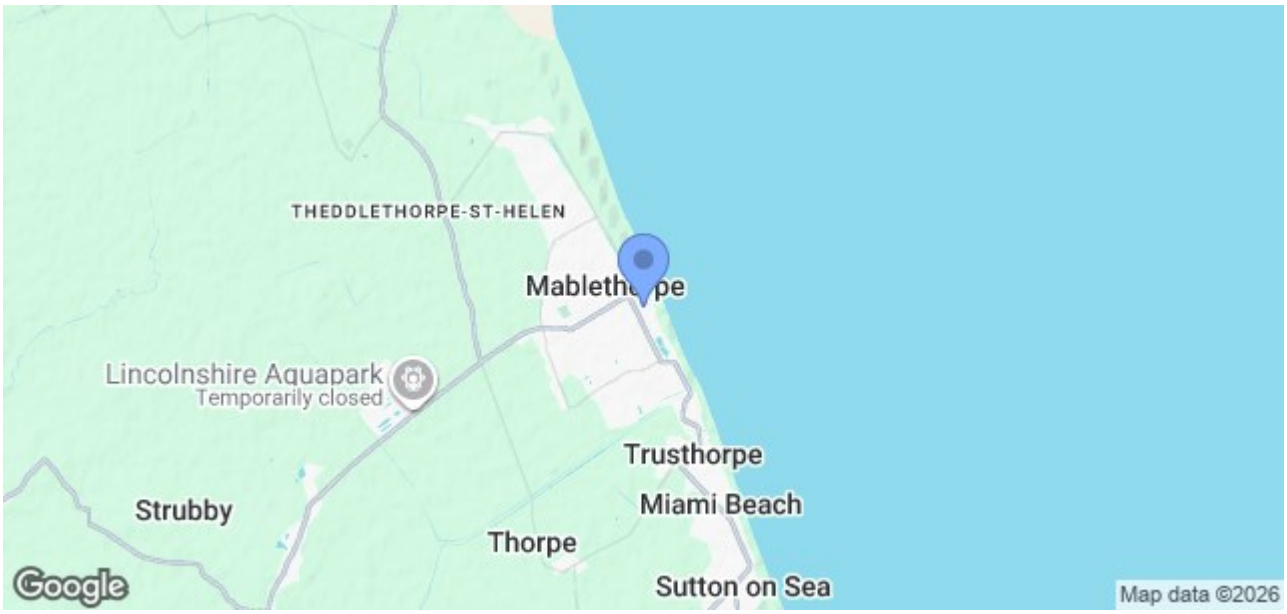
Directions

From our Mablethorpe office walk south 30m along Victoria Road then turn left down an alleyway. Continue to the end of this alleyway onto Admiralty Road and you will find the property directly in front of you.