



# CHOICE PROPERTIES

## *Estate Agents*

73 Wellington Road,  
Mablethorpe, LN12 1HT

Reduced To £199,950



Choice Properties are delighted to bring to the market this spacious three bedroom semi-detached house, situated just a short distance from the local amenities and Mablethorpe's award winning beaches. The property further benefits from two reception rooms, driveway with garage, and stands proudly upon a generously sized garden to the rear. This property is being offered with no onward chain. Viewing is highly advised.

Offering generously proportioned rooms throughout with a flexile layout, the well laid out accommodation comprises:-

### **Entrance porch**

5'7" x 2'3"

Enter via uPVC double glazed patio doors to the front aspect, inner door leading to:-

### **Hallway**

11'7" x 5'7"

Staircase to the first floor, doors to reception room and dining room.

### **Kitchen/Dining room**

19'1" x 9'9"

Fitted with a range of wall and base units with complimentary worksurfaces over, one bowl stainless steel sink unit with drainer and single taps, integral cooker with four ring gas hob. space for fridge/freezer, plumbing for a washing machine, partly tiled walls, TV Aerial point, space for separate dining, uPVC sliding patio doors to the rear aspect leading into:-

### **Sun room**

6'9" x 9'1"

With polycarbonate roof, triple aspect windows, tiled flooring, uPVC double opening French patio doors to the rear aspect leading into the garden.

### **Dining room**

8'6" x 12'3"

Ample room for a dining table, cupboard housing the wall mounted consumer unit, built in storage cupboard, door to w.c. and kitchen.

### **Reception room**

15'3" x 11'2"

Abundantly light reception room with bay window to the front aspect, gas fire set into featured surround, TV Aerial point, telephone point.

### **Bedroom 1**

13'3" x 10'0"

Remarkably spacious double bedroom with fitted wardrobes.

### **Bedroom 2**

8'6" x 8'3"

Double bedroom with built in wardrobes.

### **Bedroom 3**

9'3" x 7'0"

Single bedroom/Ideal office space.

### **Bathroom**

5'0" x 6'10"

Fitted with a three piece suite comprising panelled bath with mixer tap and mains shower over wash hand basin set into vanity unit with single taps, dual flush w.c., tiled walls.

### **W.c.**

4'9" x 2'8"

Fitted with a two piece suite comprising w.c., wall mounted corner wash hand basin with single taps, tiled splash backs, wall mounted boiler.

### **Driveway**

Paved driveway providing off road parking for several vehicles.

## **Garage**

16'2" x 7'9"

With double opening timber doors to the front aspect, power and lighting, pedestrian door to the side aspect.

## **Garden**

To the rear of the property you will find a generously sized and privately enclosed garden with timber fencing to the boundaries. The garden is both gravelled and lawned with paved footpath leading down to the very bottom. There is also a paved patio seating area which is lovely for soaking up the sunshine or outdoor entertaining. A gate to the side of the property provides access to the front of the house. A useful timber shed is also included in the sale, providing plenty of storage.

## **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.

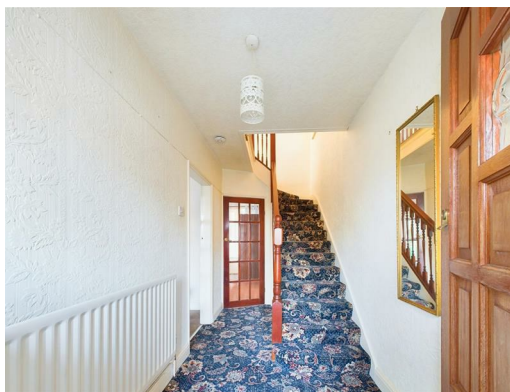
## **Council tax band**

Local Authority - East Lindsey District Council,  
Tedder Hall,  
Manby Park,  
Louth,  
LN11 8UP  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

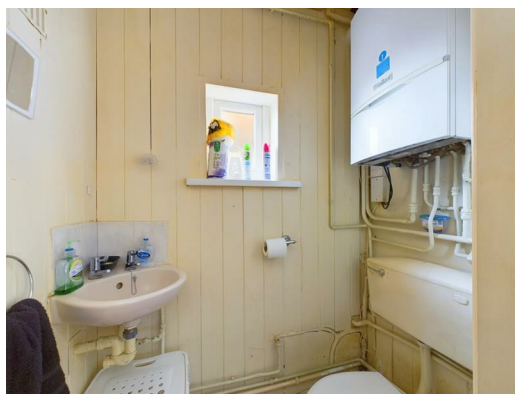
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

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 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1102.44 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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# Directions

From our Mablethorpe office head North to the traffic lights. Turn left onto the High Street and then first right into Wellington Road. Number 73 can be found on your left hand side.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		81	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	66		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

