

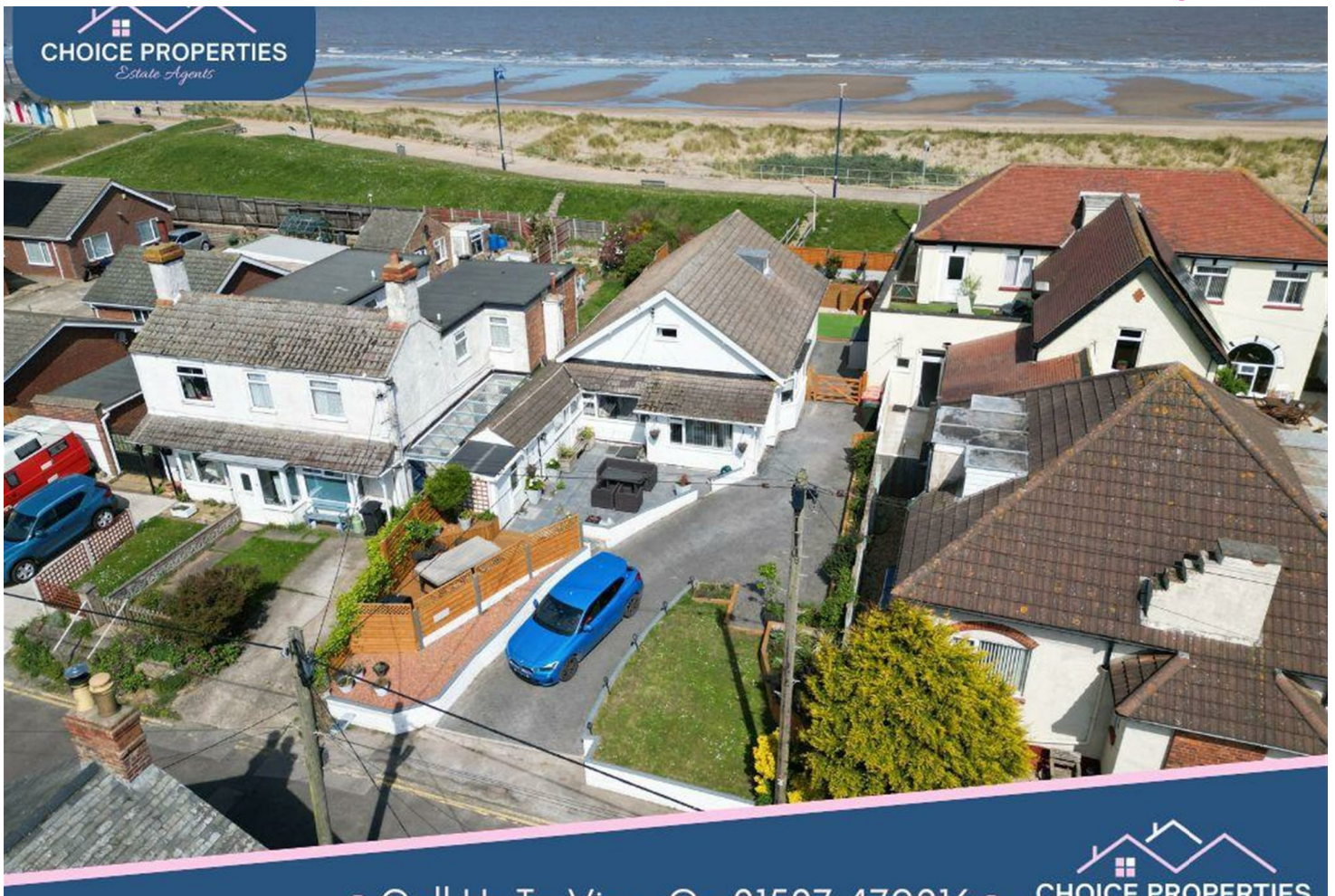


# CHOICE PROPERTIES

*Estate Agents*

The Retreat Queens Park Close,  
Mablethorpe, LN12 2AS

Reduced To £325,000



It is a pleasure for Choice Properties to bring to the market this impressive, spacious detached four bedroom property with an extremely rare and simply superb panoramic sea view. Located in a quiet residential position just a stones throw from the beach this property boasts generously proportioned rooms and a flexible layout throughout. Early viewing is advised!

## The generously proportioned accommodation comprises:

### **Entrance porch**

4'0" x 3'4"

With uPVC entrance door. LVT flooring. Composite door to hallway.

### **Entrance hall**

3'10" x 14'1"

uPVC entrance door. Radiator. Power points. uPVC window to rear aspect. Opening to kitchen.

### **Hallway**

4'10" x 16'4"

Stair case to first floor landing. LVT flooring. Storage cupboard. Two Radiators.

### **Reception room**

12'3" x 12'4"

Electric fireplace with tiled hearth. Beamed ceilings. Radiator. TV aerial point. Power points. uPVC window to front aspect.

### **Kitchen**

8'8" x 8'8"

Fitted with wall and base units with work surfaces over. One bowl stainless steel sink with mixer tap and drainer. Space for range cooker with extractor hood over. Tiled floors. Power point. Opening to Hall. Door to dining room. Space for dishwasher. Part tiled walls. uPVC bay window to side aspect.

### **Dining room**

9'0" x 13'7"

Radiator. Power points. Door to kitchen. Door to hallway.

### **Utility room**

15'0" x 4'9"

Fitted with base units with work surfaces over. Space for fridge freezer. Plumbing for washing machine. Space for dryer. Two fitted storage cupboards. One bowl stainless steel sink with drainer. Part tiled walls. Radiator. Power points. uPVC window to side aspect.

### **Landing**

10'1" x 9'4"

Power Points.

### **Bedroom 1**

12'4" x 10'0"

Half bay window to rear aspect. Radiator. Power Points. Beam ceilings.

### **Bedroom 2**

12'6" x 12'1"

With dual aspect uPVC windows. Three large fitted storage cupboards used as wardrobes. Radiator. power points.

### **Bedroom 3**

9'0" x 13'10"

Power Points.

### **Bedroom 4**

11'7" x 13'4"

Double bedroom with telephone point, power points and uPVC window to front aspect.

### **Bathroom**

4'10" x 8'5"

Fitted with panelled bath with shower attachment over and a wash hand basin set over vanity unit. Tiled floors. Part tiled walls. Radiator. uPVC window to side aspect. Opening to wc.

**W.c.**

2'5" x 3'5"

Fitted with a push flush wc and a wash hand basin set over vanity unit with mixer tap and tiled splashback. Under eaves storage.

**Wet room**

7'11" x 6'5"

Fitted with a three piece suite comprising of walk-in shower, push flush WC, wash hand basin set over vanity unit with mixer tap. Radiator. Fully tiled walls. UPVC window to side aspect.

**Driveway**

Providing off road parking.

**Garden**

To the rear of the property is an enclosed garden with timber fencing to the boundaries. The garden is mainly laid with paving slabs for ease of maintenance. Steps to the rear lead up towards the wooden gate which gives full access onto the promenade overlooking the mesmerising beach views.

**Additional Note**

Please also note that planning permission has been granted for the property. This can be viewed with reference N/110/02280/23 on the East Lindsey District Council Website or with the link below:

[https://publicaccess.e-lindsey.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=\\_EASTL\\_DCAPR\\_139783](https://publicaccess.e-lindsey.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=_EASTL_DCAPR_139783)

**Tenure**

Freehold.

**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 C.

**Viewing Arrangements**

By appointment through Choice Properties on 01507 472016.

**Opening hours**

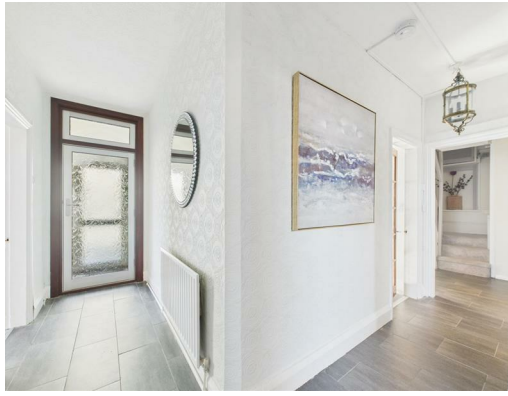
Monday to Friday 9.00 a.m to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

**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.

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>  
1524.07 ft<sup>2</sup>  
Reduced headroom  
93.01 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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# Directions

From our office head south along Victoria Road in the direction of Sutton on Sea, at the Eagle Hotel follow the road round to the left and the flats can now be seen directly in front of you. Take the next road to the left which is Queens Park Close and The Retreat can be found a short way down on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			48
(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	

