



# CHOICE PROPERTIES

*Estate Agents*

23 Tuplin Road,  
Mablethorpe, LN12 1FE

Reduced To £175,000



It is a pleasure for Choice Properties to introduce to the market this immaculately presented two bedroom semi detached house, situated conveniently within close proximity to both the beach and local amenities on offer. The property benefits from the remaining 6 years of the 10-year NHBC warranty, and is presented to a 'show home like' standard throughout. Early viewing is most certainly advised to appreciate the beautiful home on offer.

Benefiting from a mains gas central heating system, with dual zone controlling and uPVC double glazing throughout, the abundantly light and bright accommodation comprises:-

### **Reception Room**

12'06" x 14'02"

Front composite entrance door leading into the reception room with laminate flooring, a TV aerial, the wall mounted downstairs thermostat, under-stair storage recess and stairs to the first floor.

### **Kitchen/Dining Room**

9'03" x 14'01"

Fitted with a stylish kitchen; made up of a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring gas hob with stainless steel extractor hood over, integrated electric 'Zanussi' oven, space for a freestanding fridge/freezer, space and plumbing for a washing machine, ample space for a dining table, double opening 'French' doors to the garden, partly tiled walls and the kitchen also houses the wall mounted 'Vaillant' combination boiler; supplying both the central heating and hot water systems.

### **WC**

5'11" x 2'11"

Fitted with a WC with dual flush button and wall mounted hand wash basin with single hot and cold taps and a tiled splashback.

### **Landing**

3'01" x 6'04"

With doors to:

### **Bedroom 1**

12'07" x 10'05"

Spacious double bedroom with two fitted storage cupboards, the upstairs wall mounted thermostat and access to the loft.

### **Bedroom 2**

9'01" x 7'03"

Double bedroom.

### **Bathroom**

5'07" x 6'04"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap and mains fed shower over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, partly tiled walls, inset spot lighting, an extractor fan, heated towel rail and a shaver point.

### **Driveway**

Block paved driveway providing off road parking for several vehicles, and providing ample space for the storage of a caravan or motorhome.

### **Garden**

To the rear of the property you will find a privately enclosed and easy to maintain garden, mostly paved and laid with artificial grass with timber fencing to the boundaries. The rear garden offers a number of areas to relax and unwind, with a pergola seating area, currently housing a hot tub, large paved patio seating area.

### **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,

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>

574 ft<sup>2</sup>

Reduced headroom

15 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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 to the traffic lights. At the traffic lights turn left onto the High Street. Follow along onto Alford Road and Golf Road can be found to your right. Follow Golf Road and take your second turning on the right into Peter Chambers Way, At the roundabout turn right onto Tuplin Road.

