CHOICE PROPERTIES

Estate Agents

89 Victoria Road, Mablethorpe, LN12 2AF

Asking Price £299,950



It is a pleasure for Choice Properties to offer for sale this superb five bedroom detached house. This stylish property is situated on Victoria Road just a short distance from Mablethorpe's award winning beaches and local amenities. Early viewing is highly recommended.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel: (01507) 472016 Email: mablethorpe@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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The property has the added advantage of Gas central heating and is mostly UPVC double glazed. Internally the property consists of:

Entrance Hall
Built in understairs storage. Entrance door leading to;

Living Room
Large window to front aspect, light and airy living room, with feature fireplace. Featured radiator. TV Aerial point.

Utility
With plumbing and space for a washing machine and dryer.

Bathroom
Fitted with a stylish three piece suite with mains shower over and featured tiled to the splash backs, mixer tap hand basins set into featured vanity unit with mirror over, dual flush w.c., double glazed window.

Open plan Kitchen/Diner
Fitted with a modern range of wall and base units with complimentary worksurfaces over, cooker point with extractor over, integrated dishwasher, free standing fridge/freezer, ample space for a dining table, inset spot lights to the ceiling. Feature radiator.

Reception Room
Bright rear reception room. inset spot lights to the ceiling, TV point. Door leading to;

Sun Room
uPVC doors leading to rear garden.

Study

Gym

Landing
Access to loft via loft hatch which is fully boarded. Power points.

Bedroom 1
Spacious double bedroom with double glazed bay window, Recently installed 'Sharps' fitted bedroom furniture (October 2025) and en suit. Radiator.

En suite
Space for w.c and walk in shower. Plumbing for radiator.

Hallway
Access to separate insolated loft. Leading to;

W.C
Space for w.c. Plumbing for radiator.

Bedroom 2
Spacious double bedroom with double glazed bay window, Radiator.

Bedroom 3
Spacious double bedroom with double glazed bay window, Radiator.

Bedroom 4/ Study
Spacious double bedroom with double glazed bay window, Radiator.

Bedroom 5
Spacious double bedroom with double glazed bay window, Radiator.

Garden
To the rear of the property is a privately enclosed garden.

Driveway
Providing off road parking for several vehicles.

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 C.

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

Viewings Arrangements
By appointment through Choice Properties on .

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.

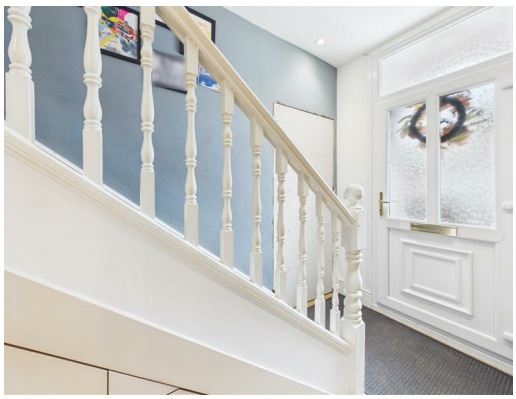


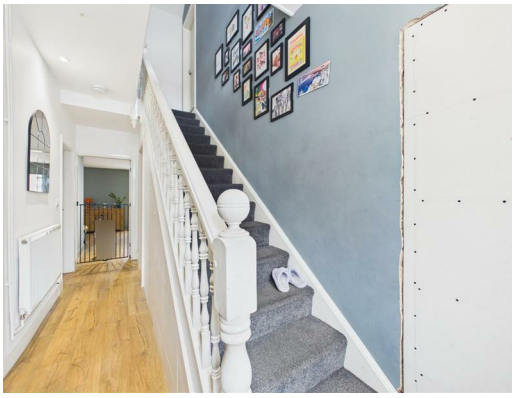

COCKTAILS




COCKTAILS


Victoria Road







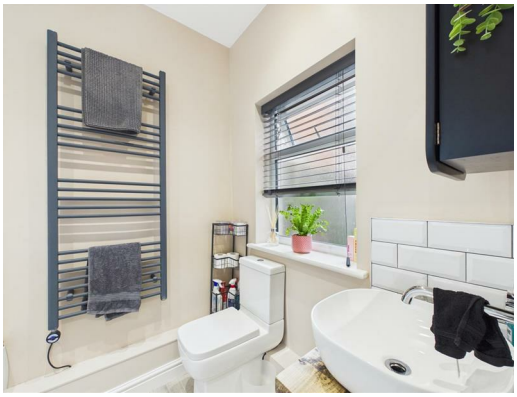
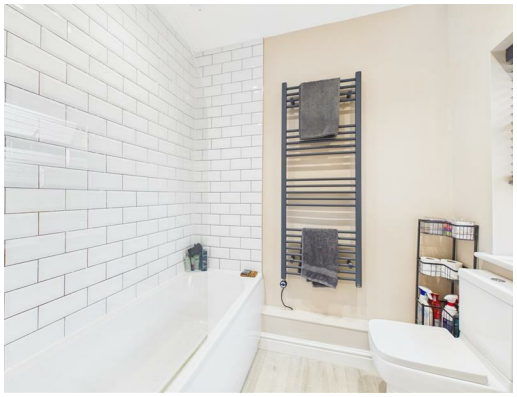





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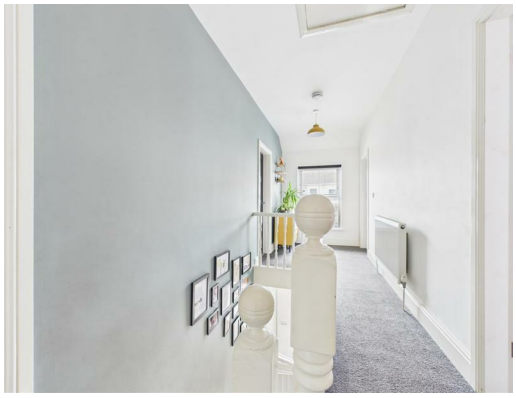




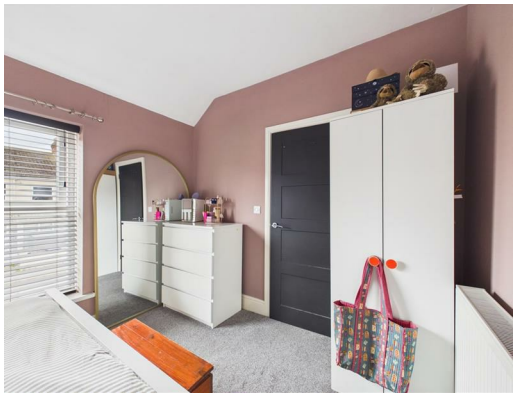


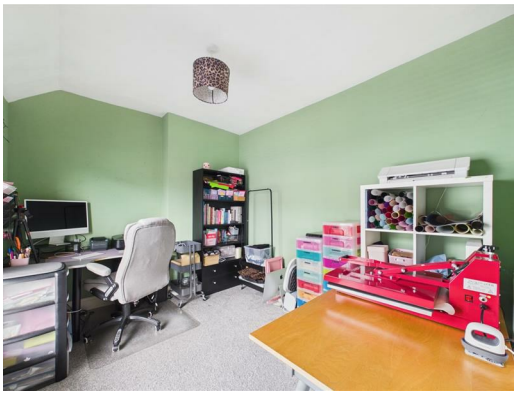


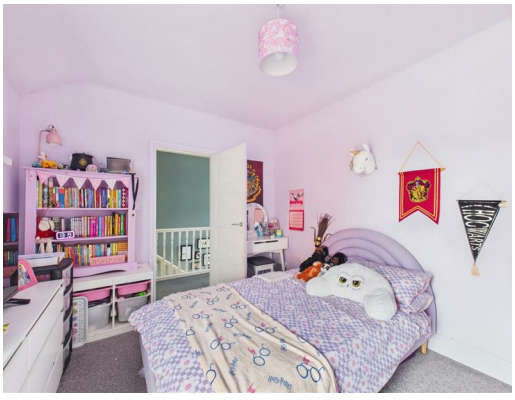
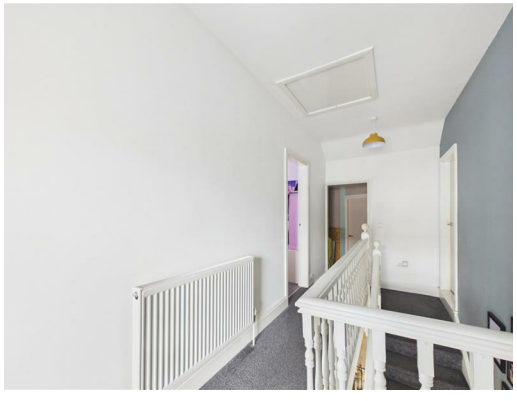








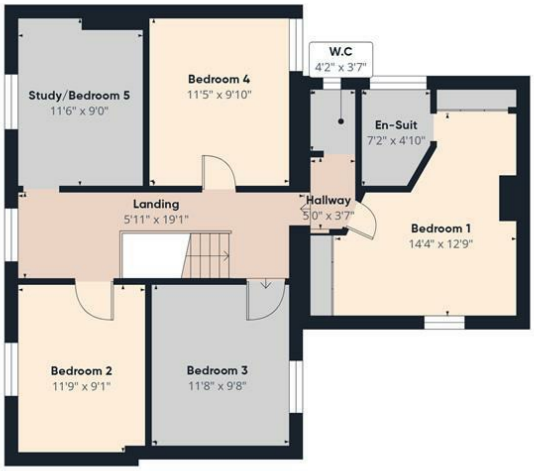











Floor 0



Floor 1



Approximate total area[1]

1756 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 head South and the property is a short distance along on your left hand side.

