



CHOICE PROPERTIES

Estate Agents

33 Golf Road,
Mablethorpe, LN12 1LS

Price £265,000



Choice Properties are excited to offer for sale this detached and generously proportioned three bedroom property situated a short walk from both the award winning beaches and local amenities on offer in Mablethorpe. Having undergone a number of renovations, the property is very well presents and offers any prospective buyer to further change and covert the property to add further accommodation. Benefiting from a driveway, garage, outbuildings and privately enclosed gardens, viewing at your earliest convenience is most certainly advised.

Benefiting from a mains gas central heating system throughout, the well presented and abundantly light and bright accommodation comprises:-

Entrance Porch

3'05" x 2'06"

Double opening front doors leading into the entrance porch with a uPVC door to the:

Hallway

3'06" x 17'06"

Doors to:

Reception Room/Dining Room

10'09" x 25'11"

Benefiting from a bay window to front aspect and fitted with a TV aerial, log burning stove set in a bricked surround with rustic wooden mantle, wall lighting, spiral staircase to the first floor, built in boiler cupboard (measuring ...) housing the wall mounted combination boiler; supplying both the central heating and hot water systems, ample space for a dining table and set out in an open plan design with the:

Kitchen

10'08" x 12'04"

Extended kitchen fitted with a range of stylish wall and base units, one and a half bowl resin sink with drainer and mixer tap, four ring induction hob, integrated oven, integrated fridge, integrated dishwasher, inset spot lighting and double opening 'French' doors to the garden.

Bedroom 1

10'08" x 12'09"

Spacious double bedroom benefiting from a bay window to front aspect and fitted with an original fireplace surround feature.

Bedroom 2

10'08" x 9'09"

Double bedroom with an original fireplace surround feature.

Shower Room

6'03" x 7'09"

Fitted with a three piece suite comprising a large walk in shower enclosure with mains fed shower over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, partly tiled walls, inset spot lighting and an extractor fan.

Landing

10'08" x 6'04"

With access to the eaves for storage, inset spot lighting and a door to:

Bedroom 3

10'08" x 14'08"

Spacious double bedroom with a TV aerial.

Driveway

Providing off road parking.

Garage

8'11" x 17'05"

With double opening front timber doors, power, lighting and the garage offers scope to extended the living accommodation further if required.

Garden

To the rear of the property you will find a privately enclosure garden laid mostly to lawn. The garden features an array of well established trees and shrubs and cuter benefits from a seating area laid with shingle as well as access to the three outbuildings including:

Outside WC

7'11" x 3'11"

Fitted with a WC with dual flush button, had wash basin with mixer tap and tiled flooring.

Laundry Room

7'10" x 9'10"

Providing space and plumbing for a washing machine, space for a freestanding tumble dryer, space for a freestanding fridge/freezer, power and lighting.

Workshop/Outside Store

7'11" x 10'07"

With power and lighting.

Tenure

Freehold.

Viewing arrangements

Viewing 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,

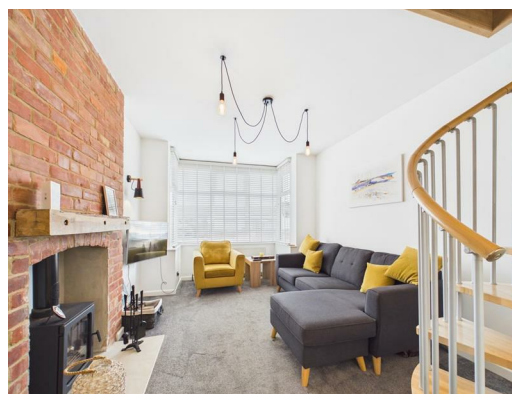
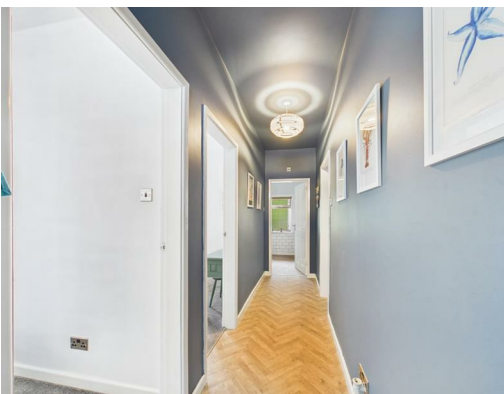
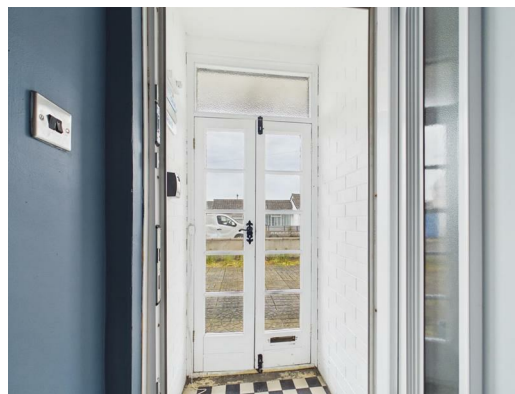
LN9 6PH

Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

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.





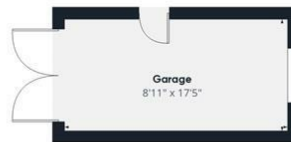
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾

1353 ft²

Reduced headroom

14 ft²

(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.

GIRAFFE360

Directions

From our Mablethorpe office head north along Victoria Road to the traffic lights. At the traffic lights turn right onto the High Street. At the top, turn left on to Quebec Road then follow this road along taking the next left hand turn at the cinema onto Golf Road. No. 33 can be found a short distance along on your left hand side.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

