



# CHOICE PROPERTIES

## *Estate Agents*

24 Gibraltar Road,  
Mablethorpe, LN12 2AT

Reduced To £169,950



Choice Properties offer for sale this generously proportioned two bedroom plus loft room semi-detached house, located a stone's throw from Mablethorpe's 'Blue Flag' award winning golden sandy beaches. Being on a short walk to the local amenities, the property boasts a sizeable interior accommodation as well as a privately enclosed garden and off road parking. Early viewing is advised.

The generously proportioned accommodation benefits from a mains gas central heating system and comprises:-

### **Entrance Hall**

11'09" x 4'10"

Front uPVC door leading into the entrance hall with stairs to the first floor and door to:

### **Reception Room**

14'06" x 9'10" extending to 11'10" x 15'03"

Light and airy 'L' shaped reception room fitted with two electric feature fireplaces, laminate flooring, TV aerial and triple aspect windows including a bay window to front aspect.

### **Kitchen**

16'03" x 8'03"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and single hot and cold taps, space for a freestanding cooker, space and plumbing for a washing machine, inset spot lighting, partly tiled walls, rear uPVC door and the kitchen also houses the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems. Door to:

### **Utility Area**

5'05" x 5'07"

With space for a freestanding fridge/freezer.

### **WC**

5'05" x 2'10"

Fitted with a WC with pull chain.

### **Landing**

4'09" x 7'04"

With stairs to the loft room, telephone point and stairs to the loft room.

### **Bedroom 1**

11'11" x 12'02"

Spacious double bedroom.

### **Bedroom 2**

9'05" x 7'04"

Double bedroom with a fitted single cupboard.

### **Bathroom**

6'07" x 7'07"

Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps and mains fed shower head over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, partly tiled walls.

### **Loft Room/Bedroom 3**

9'05" x 14'02"

Double bedroom with storage recesses and access to the eaves space for storage.

### **Driveway**

Providing off road parking for one vehicle.

### **Garden**

The property is fronted by a low levelled timber fence, enclosing a garden laid with shingle for ease of maintenance.

To the rear of the property you will find a privately enclosed garden, paved for ease of maintenance, with timber fencing to the boundaries.

### **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.

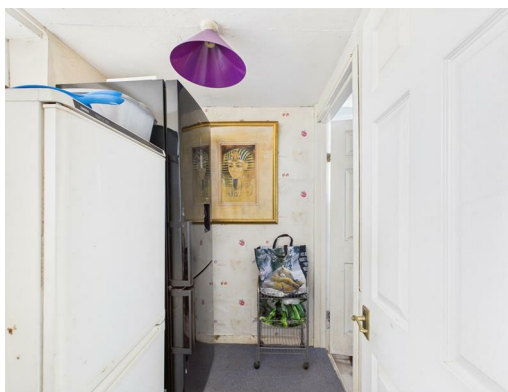
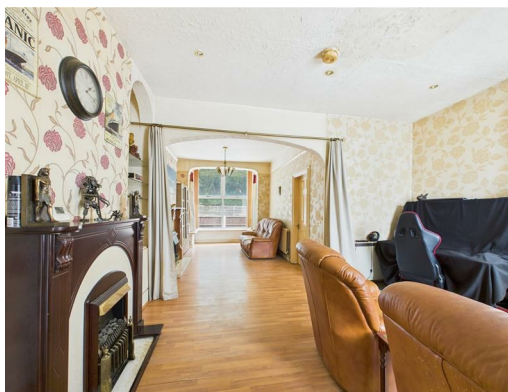
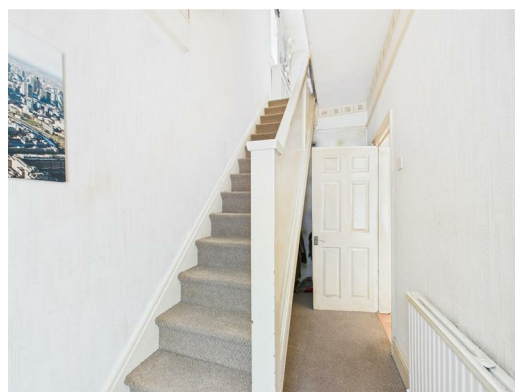
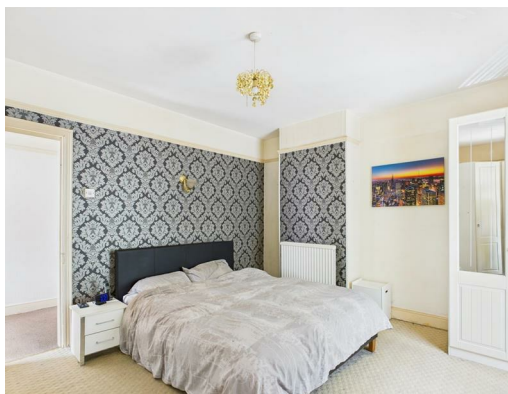
### **Council tax band**

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)

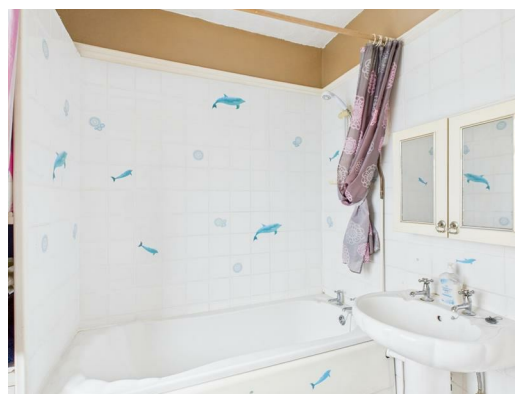
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

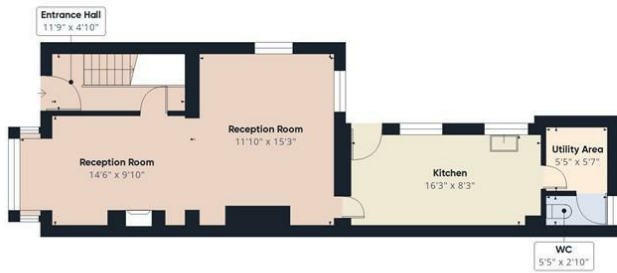
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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. 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



Floor 2

Approximate total area<sup>(1)</sup>  
1026 ft<sup>2</sup>

(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 North to the traffic lights then turn right onto the High Street. Continue along the High Street until you reach the pullover onto the beach and turn right onto Gibraltar Road. The property can be found a short way along the road on you right hand side.

