



# CHOICE PROPERTIES

*Estate Agents*

Lake View Queens Park Close,  
Mablethorpe, LN12 2AS

Reduced To £275,000



Located in an impressive and rare to find sea front position, Choice Properties are delighted to bring to the market this most spacious four bedroom link detached house set within a small, private gated development with direct access to the beach. Early viewing is certainly recommended.

Offering generously proportioned rooms throughout with a flexible layout, the abundantly light accommodation comprises:-

### **Entrance Hall**

6'0" x 4'6"

Door to w.c. and door to:-

### **Reception Room**

14'2" x 17'3"

Spacious reception room, TV Aerial point.

### **Kitchen**

14'10" x 17'2"

Fitted with a range of wall and base units with complimentary worksurfaces over, one bowl stainless steel sink unit with drainer and mixer tap, integral cooker, four ring hob with featured stainless steel extractor hood over, integral fridge/freezer and dishwasher, space for a dining table, inset spot lights to the ceiling.

### **Dining Room**

12'11" x 16'8"

Abundantly light and bright room fitted with a TV aerial.

### **Rear Hallway**

2'10" x 12'0"

With staircase to the first floor.

### **W.c.**

2'9" x 4'4"

Fitted with a two piece suite comprising wash hand basin and dual flush w.c.

### **Bedroom 3**

11'4" x 11'9"

Spacious double bedroom with built in storage cupboard, door to:-

### **En-suite Shower Room**

3'2" x 7'10"

Fitted with a three piece suite comprising shower cubicle with mains shower over, wash hand basin and dual flush w.c. set into vanity unit, tiled splash backs.

### **Bedroom 4**

8'0" x 11'10"

Spacious double bedroom, door to:-

### **En-Suite Shower Room**

2'7" x 7'3"

Fitted with a three piece suite comprising shower cubicle with mains shower over, wash hand basin with single taps, dual flush w.c., chrome heated towel rail, tiled splash backs.

### **Landing**

Doors to:

### **Bedroom 1**

11'10" x 14'2"

Spacious double bedroom. Door to:

### **En-suite**

8'5" x 9'0"

Fitted with white four piece bathroom suite comprising shower enclosure, panelled bath tub, wc and hand wash basin set in vanity unit. Part tiled walls.

### **Bedroom 2**

11'6" x 14'2"

Spacious double bedroom. Door to:

### **En-suite**

8'6" x 8'10"

Fitted with white three piece bathroom suite comprising shower enclosure, wc and hand wash basin set in vanity unit.

### **Driveway**

Gravelled driveway providing off road parking for multiple vehicles including a caravan/motorhome.

### **Courtyard Garden**

Gravelled for ease of maintenance.

### **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 B.

### **Viewing arrangements**

By appointment through Choice Properties Mablethorpe on 01507 472016.

### **Opening hours**

Monday - Friday: 9am - 5pm

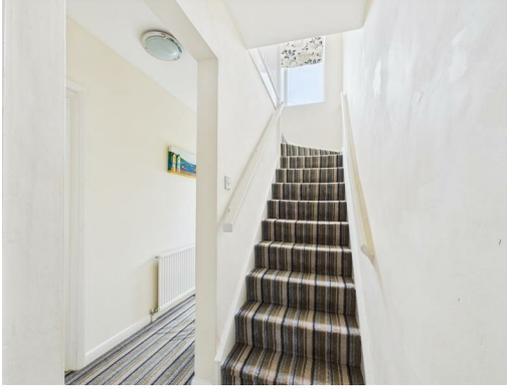
Saturday: 9am - 3pm

### **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.

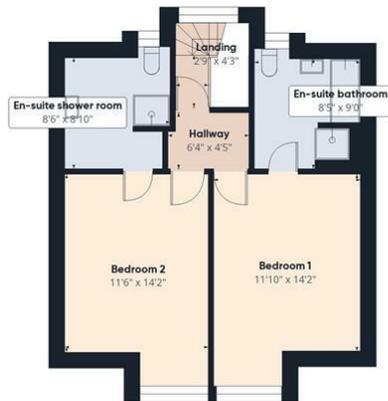








Floor 0



Floor 1

Approximate total area<sup>m</sup>  
1597 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 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 'Lake View' can be found within a small gated development a short way along on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			63
(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 <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	

