

14 Church Road,
Mablethorpe, LN12 2EW

Offers Over £275,000



**** £299,950 REDUCED TO OFFERS OVER £275,000 ****
Choice Properties are pleased to offer for sale this immaculate and well presented three bedroom (one en-suite) detached house. This modern property has been individually built to a high specification with bespoke oak woodwork present throughout.

The property is situated on a good sized plot in a pleasant residential position convenient for the town centre, beach and local amenities. With the benefit of double glazing and Gas central heating this property consists of:

Large oak front entrance door to:

Entrance Hallway

18'8" x 6'9"

Oak staircase leading up to the first floor landing with inset led lighting. Tiled floor with underfloor heating and wall mounted thermostat. Smoke alarm. Spot lighting. Double opening glazed (smoked glass) oak doors leading into the Lounge.

Cloakroom WC

6' x 2'8"

W.C. with dual push button flush and wash hand basin set on a feature stand. Extractor fan. Spot lighting. Underfloor heating.

Lounge

18'8" x 14'3"

Windows with smoked glass looking through to the Kitchen/Dining Room. Oak flooring with underfloor heating and wall mounted thermostat. 5 double power points. T.V. connection. Telephone point. Spot lighting. Feature electric fire inset to the wall.

Kitchen/Dining Room

12'0" x 31'1"

In the Kitchen Area there is a number of fitted wall and base units with work surfaces over incorporating a larder unit and large storage cupboard. Central island which also creates a breakfast bar area. Stainless steel 1.5 bowl sink unit and drainer with mixer taps. Integrated Electric oven and grill plus 5 ring Gas hob with extractor hood over. Integrated Dishwasher, washing machine and tumble dryer. Plumbing for American style fridge/freezer. Spot lighting. Under unit lighting. T.V. connection. 8 double power points. Tiled floor with underfloor heating and wall mounted thermostat. Extractor fan. Bi-fold doors which open out onto the rear deck and garden.

Landing

Radiator. Smoke alarm. Spot lighting. Feature lighting within the skirting boards. 1 single power point. Thermostat control for the central heating.

Bedroom 1

13'5" x 18'3" (to widest dimensions)

Radiator. 1 single and 4 double power points. T.V. connection. Spot lighting. Large walk-in wardrobe with drawers, cupboard and hanging rails plus access to the loft area. Door to:

En-suite Shower Room

9'8" x 8'

Large shower enclosure with mixer shower, W.C. with dual push button flush and wash hand basin set on a feature stand. Fully tiled walls. Tiled floor. Mirror with inset lighting. Chrome heated towel rail. Spot lighting. Extractor fan.

Bedroom 2

13'9" x 9'8"

Radiator. 4 double power points. T.V. connection. Spot lighting. Walk-in wardrobe with hanging rails and drawers.

Bedroom 3

10' x 11'8"

Radiator. 3 double power points. T.V. connection. Spot lighting.

Bathroom

9'10" x 9'9"

With three piece white bathroom suite which consists of roll top bath with wall mounted shower mixer taps, W.C. with dual push button flush and wash hand basin set on feature stand. Electric shaver point. Mirror with integrated light. Spotlighting. 2 chrome heated towel rails. Fully tiled walls. Tiled floor.

Driveway

To the front of the property is a spacious driveway with parking for several vehicles privately enclosed by hedging to the front and double opening timber gates.

Garage

18'6" x 9'3"

Double opening timber doors. Power and lighting. Electric consumer unit. Gas boiler with cylinder which provides the central heating and hot water.

Gardens

To the front of the property is mainly used for the driveway however there are raised flower beds and borders. To either side of the property is gated access to the spacious enclosed rear garden which is laid to lawn. Timber decked area. Outside lighting. Outside water tap. Outside power point.

Tenure

Freehold

Council Tax

Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
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 D

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 472016.

Opening Hours

Monday - Friday 9.00am - 5.30pm
Saturday 9.00am - 3.00pm

Making an offer

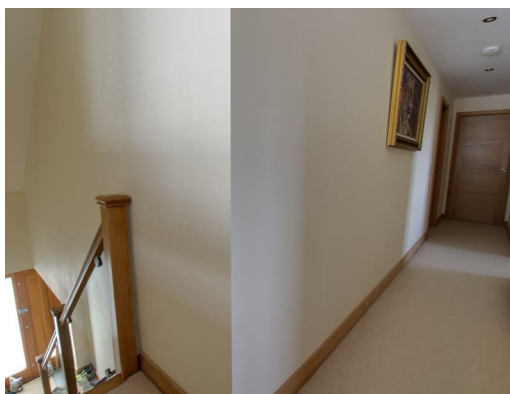
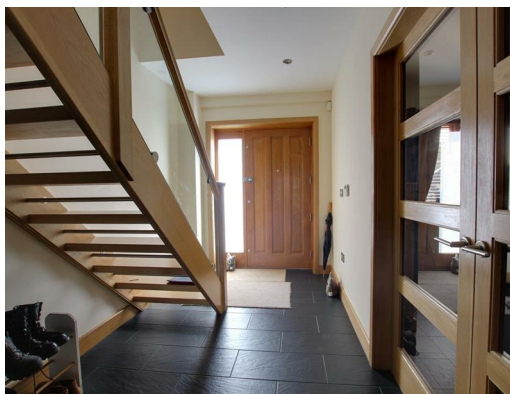
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

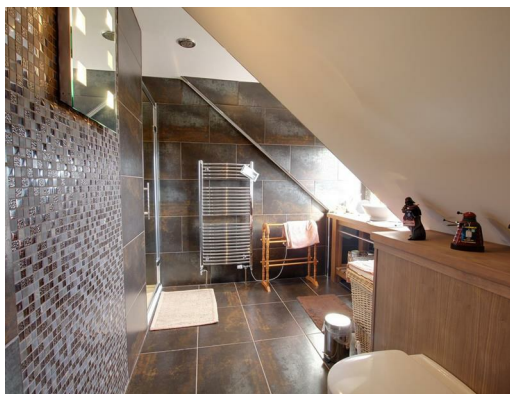
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Website

All details also available on our website www.choiceproperties.co.uk

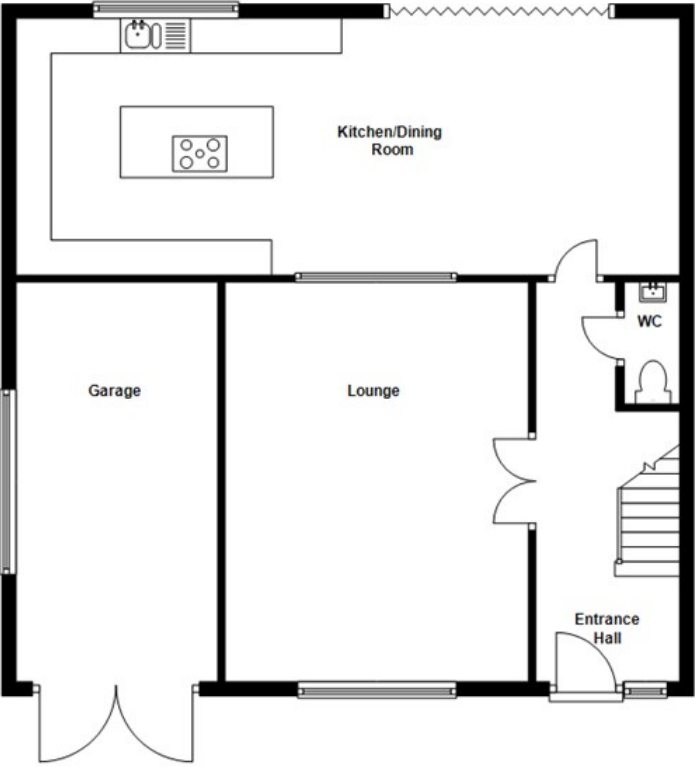
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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



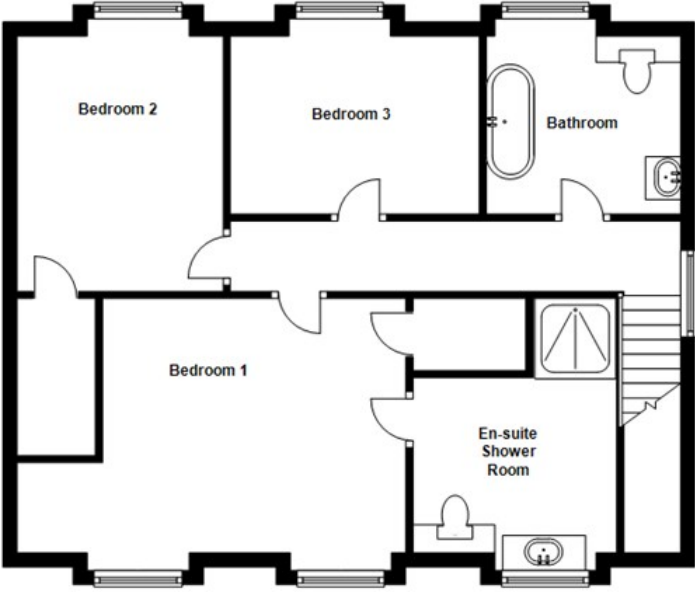




Ground Floor



First Floor



Directions

From our Mablethorpe office head North to the traffic lights then turn left onto the High Street. Continue along this road until you reach the primary school then turn left (straight ahead) onto Church Road. Number 14 can then be found on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

