

3 Mill Road,  
Addlethorpe, PE24 4TE

Price £169,950



Choice Properties are delighted to offer for sale this tastefully refurbished 3 bedroom semi detached house with conservatory, ample parking space and good sized gardens situated in a pleasant semi rural position with open views to the front. Ideally located in between Louth & Skegness this property has been renovated to a high standard and viewing is a must!

The spacious and well laid out internal accommodation has been tastefully decorated throughout with flooring, carpets and blinds to compliment the decor and a log burner installed to create extra ambience. The property also benefits from total refurbishment which includes new UPVC Double Glazing, new Oil Central Heating system and oil tank, complete re-wiring, a gorgeous brand new Fitted Kitchen with integrated appliances and a fully tiled new Bathroom . Internally this beautiful home consists of:

### **Entrance Hall**

Front Entrance Door. Electric consumer unit. Staircase to Landing.

### **Lounge**

10'11" x 12'7"

Window to front. Radiator. Thermostat control switch. 4 double power points. 2 T.V. Aerial points.

### **Dining Room**

11'10" x 15'9"

Window to side. Log Burner set on tiled hearth. Radiator. 4 double power points. T.V. Aerial point. Door to understairs cupboard . Door to Conservatory. Door to Kitchen.

### **Kitchen**

14'6" x 6'10"

New fully fitted kitchen in sage colour with ample wall and base units with wood effect work surfaces over and co-ordinating tiles. Integrated appliances to include Fridge. Freezer. Washing machine and Dishwasher. Stainless steel sink unit and drainer. Fan assisted electric oven and ceramic hob with extractor hood over. Slimline radiator. 5 double power points. Loft access to roof space above kitchen. Door to Dining Room. Door to:

### **Conservatory**

With double doors to outside. Radiator.

### **Bathroom**

Window to front. Kidney shaped panelled bath with electric shower over. Pedestal wash hand basin. Low level push button w.c. Fully tiled. Mirror. Towel rail. Extractor fan.

### **Landing**

Window to side.

### **Bedroom 1**

10'11" x 6'7"

Window to front. 3 double power points. T.V. aerial point. Radiator.

### **Bedroom 2**

11'4" x 7'8"

Window to rear. 3 double power points. Radiator.

### **Bedroom 3**

8'1" x 7'9"

Window to rear. 3 double power points. Radiator.

### **Driveway**

The property has a good sized driveway to the side with ample extra hard standing to the front.

### **Gardens**

To the front of the property is a lawned area and hard standing there is a long driveway to the side which gives ample space for many vehicles. The large rear garden is laid mainly to lawn made private with fencing and hedging and has an attractive two tiered patio area which leads directly from the Conservatory. Ideal for relaxing on those lazy summer nights.

### **Council Tax Band**

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

### **Tenure**

Freehold

### **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277

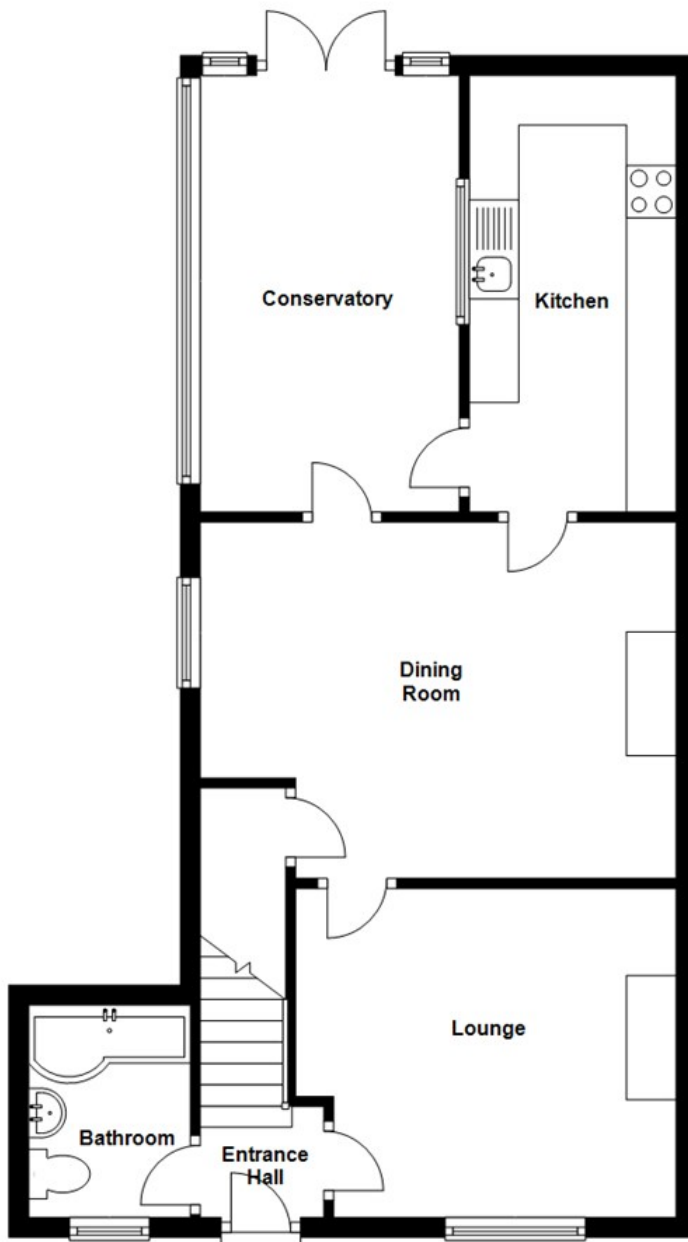
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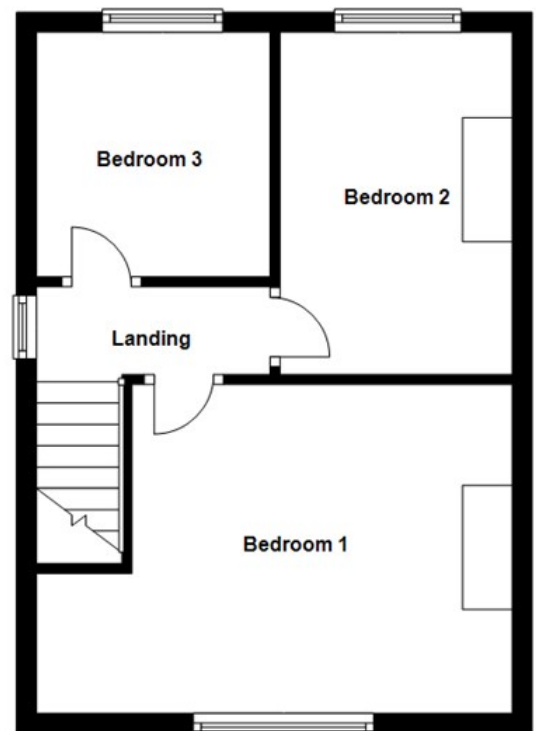




**Ground Floor**



**First Floor**





# Directions

From Choice Properties office LN13 9AE 16 South Market Place, Alford, turn right out of our door and Take B1196 and Sloothby High Ln to Marsh Rd 17 min (9.1 mi) Continue on Marsh Rd. Drive to Mill Rd 4 min (2.0 mi) 3 Mill Rd Skegness

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			89
(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	

