

Sherwood Lodge Theddlethorpe Road, Mablethorpe, LN12 1PZ

Price £289,950



Choice Properties offer for sale this attractive well presented country home situated in a pleasant semi rural position with open views over farm land. The property is positioned on a spacious plot with mature gardens, large driveway and double garage.

The property has the benefit of Gas central heating and UPVC double glazed windows & doors. Internally the spacious, well presented accommodation consists of:

UPVC Front Entrance door to:

Entrance Hall

Spacious 'L' shaped Entrance Hall. Laminate flooring. Radiator. Single & double power points. Electric trip box. Staircase to 1st floor landing. Doors to:

Lounge

13'1" x 13'5"

Extending to 19'9". Feature fireplace housing dual fuel stove. 4 Double power points. Dado rail. 2 Radiators. Wall & centre lighting. T.V aerial point. Telephone point.

Dining Area

13'8" x 12'11"

Feature fireplace housing dual fuel stove. Laminate flooring. Radiator. 3 Double power points. Recessed spot lighting. Opening to:

Kitchen Area

14'11" x 11'6"

Consisting of modern fitted wall and base units with wood block work surfaces over. 'Butler' style ceramic sink unit with mixer tap. Gas cooker point. Tiled floor. Part tiled walls. Radiator. 2 Double power points. Recessed spot lighting. UPVC door to rear garden. UPVC door to driveway. Doors to:

Study

7'10" x 7'5"

Laminate flooring. Radiator. 2 Double power points. Wall lighting. T.V. aerial point.

Utility Room

8'4" x 5'4"

Fitted wall and base units with work surfaces over. 2 Double power points. Plumbing for automatic washing machine & dishwasher. 'Viessman' gas fired combination boiler which supplies the central heating and domestic hot water. Loft access.

Pantry

6'4" x 5'9"

Power & lighting.

Shower Room

7'10" x 5'11"

Measurements to widest points. Ground floor shower room consisting of tiled shower cubicle with mains mixer shower, pedestal wash hand basin and push button flush w.c. Chrome towel radiator. Extractor fan with light. Spot lighting.

Landing

Loft access. Built in storage cupboard. Doors to:

Bedroom 1

13'9" x 9'10"

Radiator. 3 Double power points. Built in storage with folding door.

Bedroom 2

13'1" x 12'4"

Radiator. 2 Double power points. Telephone point. T.V. aerial point.

Bedroom 3

13'1" x 13'2"

Measurements to widest points. Radiator. 2 Double power points.

Shower Room

8' x 6'8"

Large shower enclosure with twin head mixer shower. Fully tiled walls. Tiled floor. Opening leading through to:

Bathroom

7'11" x 6'10"

Consisting of corner 'Spa' bath with shower taps, pedestal wash hand basin and w.c. with push button flush. Fully tiled walls. Tiled floor. Recessed spot lighting. Chrome towel radiator.

Tenure

Freehold

Driveway

Large gravelled driveway with turning area leading to the double garage.

Detached Double Garage

18'8" x 9'11" x 2

Large detached double garage divided into 2 areas each measuring 18'8" x 9'11". 2 Electric roller shutter doors. Side access door. Power & lighting. Pitched roof.

Outside

The property is approached via double opening timber gates opening on to the large gravelled driveway with turning area. This provides ample parking space for a number of vehicles and continues to the garage. To the front of the property is an enclosed garden that is mostly laid to lawn. To the side and rear of the property are good sized enclosed lawned gardens set with a variety of mature fruit trees. Directly to the rear of the kitchen is a decking area. The gardens are fenced to all sides. Exterior lighting. Cold water tap.

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 C

Opening Hours

Monday to Friday 8.30 a.m. to 5.30 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

Viewing Arrangements

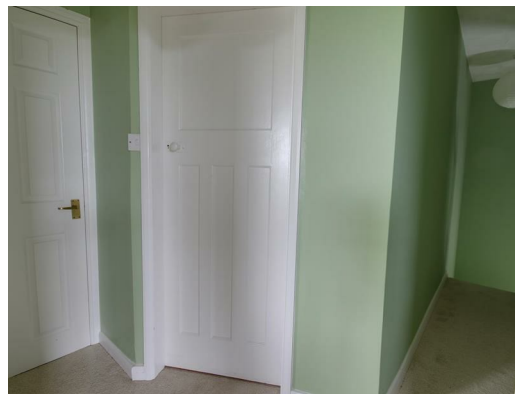
By appointment through Choice Properties on 01507 472016.

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.

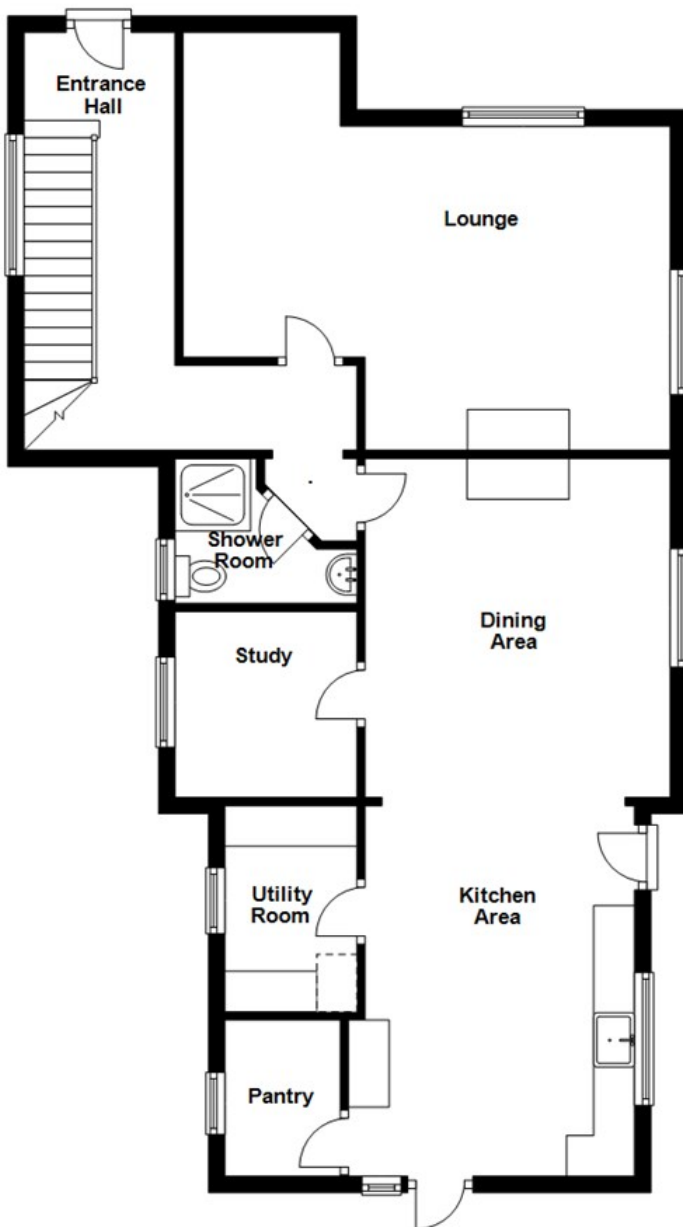
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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



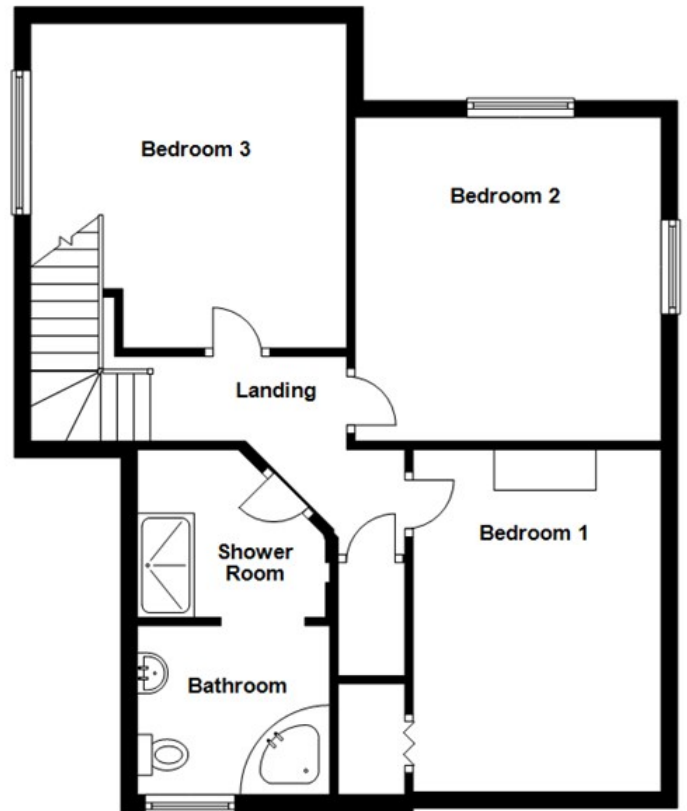




Ground Floor



First Floor



Directions

From our Mablethorpe office head North to the traffic lights then turn left onto the High Street and keep on this road out of town. After the petrol station turn right at the crossroads onto Theddlethorpe Road and Sherwood Lodge can be found a little way 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	

