

**5 Church Lane,
Mablethorpe, LN12 2EP**

Price £174,950



We offer for sale this beautifully presented, detached three bedroom house, situated in a popular residential position convenient for the town centre, beach and local amenities.

The property which has been recently modernised, has the benefit of gas fired central heating, UPVC double glazed windows and doors along with a modern kitchen and bathroom. Internally the immaculate and well presented accommodation consists of:

Front UPVC Entrance Door to:

Enclosed Porch

4'11" x 4'8"

Single power point. Door to:

Inner Hallway

5'5" x 4'

And 4'10" x 3'10" (Irregular shape) Staircase to 1st floor. Single power point. Radiator. Electric trip box. Doors to:

Lounge

16'3" x 11'2"

Feature fireplace. Wall & spot lighting. 4 Double power points. Radiator. Programmer and room thermostat control for the central heating system.

Kitchen

9'4" x 7'7"

With further area measuring 7'10" x 3'10". Modern fitted kitchen comprising of fitted wall and base units with work surfaces over. One & half bowl sink unit and drainer with mixer tap. Fitted electric oven and gas hob with filter hood over. Plumbing for automatic washing machine. Part tiled walls. Single & 3 double power points. Radiator. Spot lighting.

Dining Room

11'10" x 10'11"

Under stairs storage cupboard with folding door. 3 Double power points. Radiator. Double opening 'French' doors to:

Conservatory

13'7" x 11'1"

Radiator. Wall lighting. 4 Double power points. Double opening 'French' doors opening on to the patio area and rear garden.

Landing

Loft access to partly boarded loft space housing 'Ideal' gas fired combination boiler which supplies the central heating and domestic hot water. Single power point. Built in storage cupboard.

Bedroom 1

11'1" x 8'6"

Radiator. 2 Double power points.

Bedroom 2

13'6" x 7'4"

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

Bedroom 3

11'6" x 7'6"

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

Bathroom

8'5" x 8'3"

Measurements to widest points. Consisting of 'P' shaped shower bath with glass shower screen and mains mixer shower over. W.C. with dual push button flush. Hand basin set in vanity unit with 'waterfall' mixer tap. Chrome towel radiator. Extractor fan.

Car Port

19'2" x 7'7"

Side gate to rear garden.

Garage

20'9" x 8'5"

With up and over door. Side access door. Power and lighting.

Outside

To the front of the property is a small, well maintained garden fronted by a low level brick wall. To the side is the driveway leading to the Car Port. From the Car Port is gated access leading to the enclosed rear garden. This has a good sized paved patio area that leads on to an immaculate lawned garden that is edged with plants and shrubs. There is a further area behind the garage that has been gravelled for ease of maintenance.

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 B

Opening Hours

Monday - Friday: 8.30am - 5.30pm

Saturday: 9.00am - 3.00pm

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 472016.

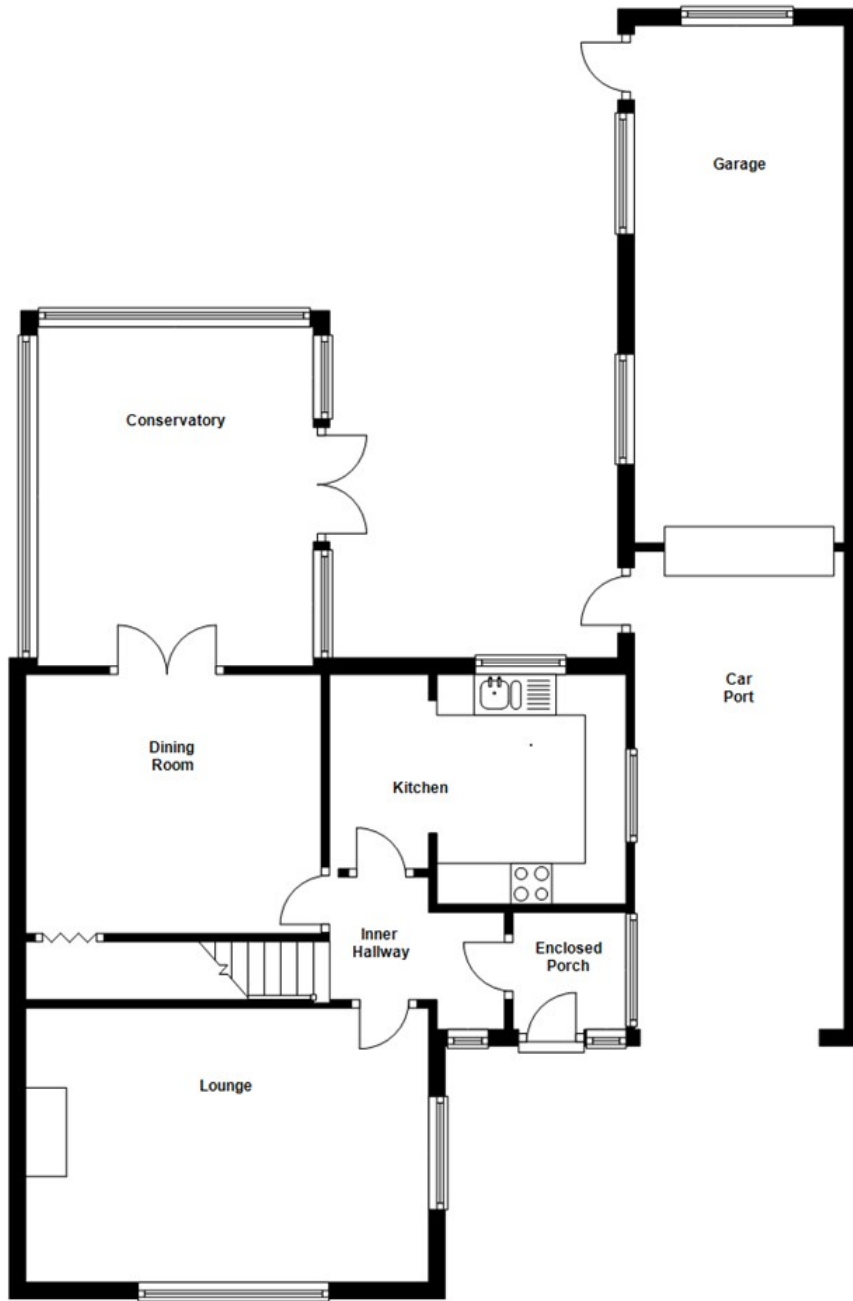
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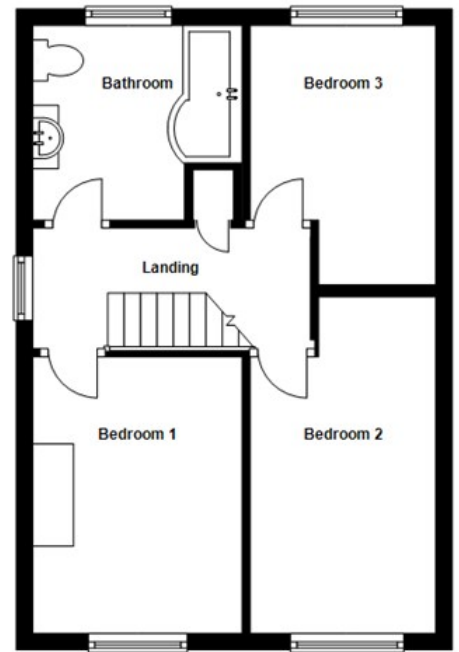




Ground Floor



First Floor



Directions

From our office head north along Victoria Road, at the traffic lights turn left onto the High Street, carry on past the CO-OP supermarket, past the Police Station and turn left opposite the Primary School onto Church Road. At the end of Church Road turn left onto Church Lane and number 5 is located on your left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(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		49
(21-38) F	31	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

