

4B Kingsley Road, Mablethorpe, LN12 1DE

No Onward Chain £139,950



Choice Properties offer for sale this spacious three bedroom semi detached house which is situated in a residential position close to the town centre, beach and local amenities.

The property has the benefit of Gas central heating and UPVC double glazed windows and doors. Internally the well laid out accommodation consists of:

Side Entrance door to:

Entrance Hall

9' x 6'7"

Staircase to the first floor landing. Radiator. Telephone point. Smoke alarm.

Lounge

19' x 11'8" extending to 17' into bay

Large box bay window with feature brick arch. Multi fuel burner set. 2 radiators. Picture rail. Wall and centre lighting.

Kitchen/Dining Room

14'6" x 8'5" extending to 18'

L-shaped. Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Electric cooker point. Radiator. Feature brick walls and beamed ceiling.

Rear Porch

7' x 4'3"

Door leading out to the rear garden.

Landing

19' x 6'

Access to the loft area.

Bedroom 1

12' x 11'

Radiator.

Bedroom 2

9'5" x 8'5"

Radiator.

Bedroom 3

12' x 7'10"

Radiator.

Bathroom

9'2" x 8'5"

With three piece white bathroom suite which consists of a panelled bath, pedestal wash hand basin and w.c. with dual push button flush. Part tiled walls. Gas combination boiler which supplies the central heating and hot water.

Driveway

Large driveway with parking for several vehicles.

Garage

Large garage with up and over garage door. Side access door.

Gardens

To the rear of the property is a privately enclosed garden which is laid to lawn.

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 A

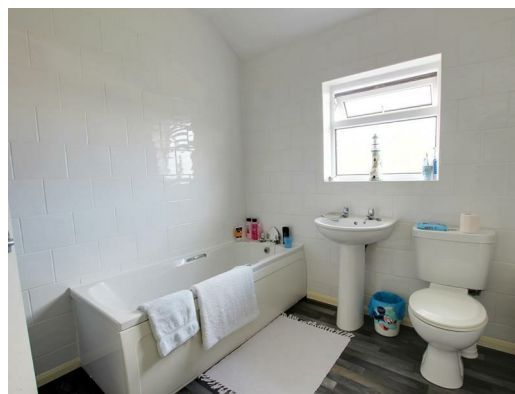
Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 472016

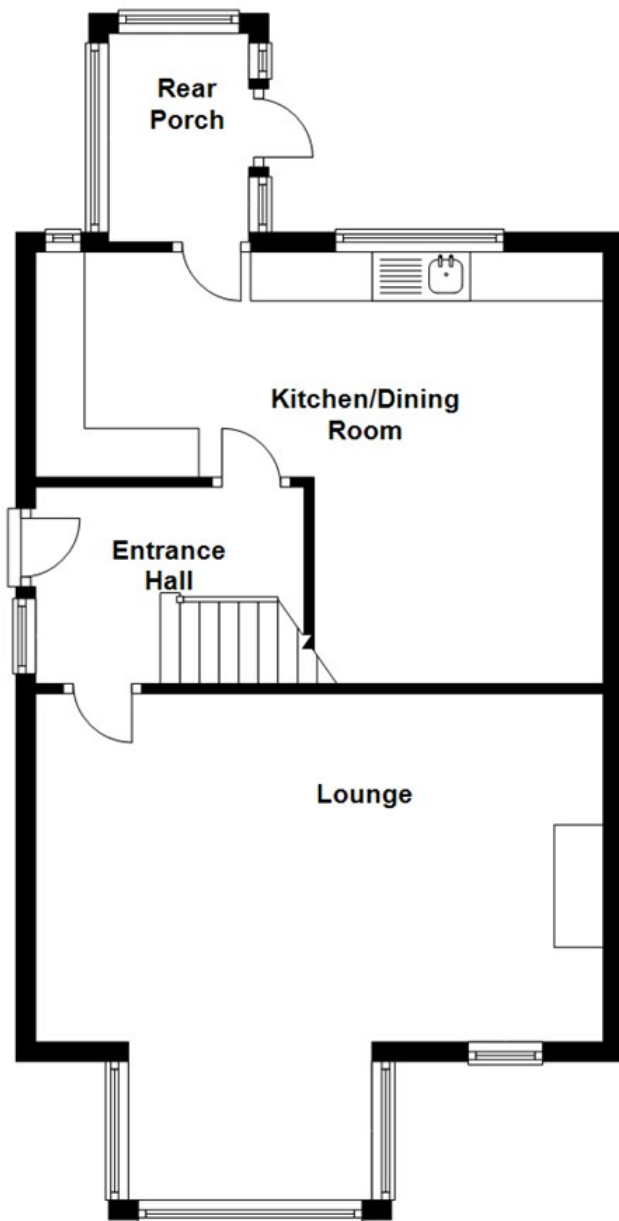
Opening Hours

Monday - Friday: 8.30am - 5.30pm
Saturday: 9.00am - 3.00pm

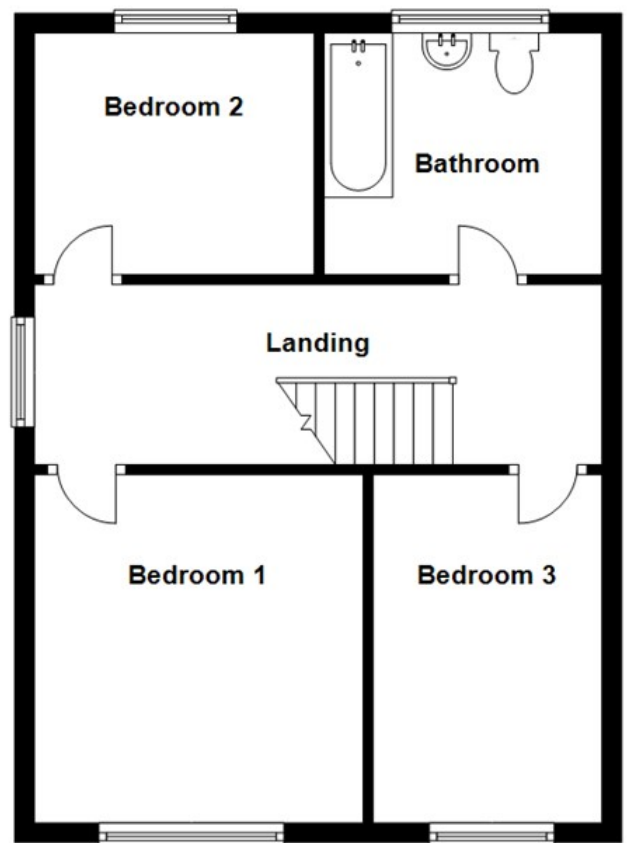
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Ground Floor



First Floor



Directions

From our office head North to the traffic lights and turn left onto the High Street. Continue along this road before turning right into Kingsley road (opposite LIDL supermarket) and number 4b can 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		83	(92 plus) A		80
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	59		(55-68) D		
(39-54) E			(39-54) E	52	
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

