

30 Alexandra Road,
Mablethorpe, LN12 1BJ

Reduced To £164,950



**** REDUCED from £169,950 to £164,950 **** We offer for sale this spacious extended two bedroom semi detached cottage which offers a wealth of character. The property is positioned on a spacious plot with mature gardens and is also located close to the High Street & Beach.

The property has the benefit of Gas central heating and UPVC double glazing. Internally the spacious accommodation consists of:-

Front Entrance door to:

Entrance Hall

11'3" x 5'2"

Radiator. Telephone point.

Lobby

Staircase to the first floor landing.

Lounge

11'8" x 14'1" extending to 16' into bay

Bay window. Gas fire set in feature brick surround. Radiator. Feature beamed ceiling. Centre lighting. Telephone point. T.V. aerial point.

Dining Room

12'3" x 11'8"

Radiator. Part panelled walls. Under stairs storage cupboard. Centre lighting. Thermostat control for the central heating.

Kitchen

11'8" x 9'10"

Fitted wall and base units with work surfaces over. Integrated electric oven and gas hob with filter hood over. 1.5 bowl sink unit and drainer with mixer taps. Feature beamed ceiling. Part tiled walls. Radiator. Side door leading out to the driveway and rear garden. Opening leading through to:

Utility Room

10'7" x 8'

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Part tiled walls. Plumbing for washing machine. Radiator. Extractor fan.

Shower Room

10'7" x 2'10"

With three piece white suite which consists of a shower enclosure with mixer shower, pedestal wash hand basin and w.c. Radiator. Part tiled walls. Extractor fan.

Landing

Smoke alarm. Carbon Monoxide Alarm.

Bedroom 1

11'8" x 13'9" extending to 18'9"

Radiator. Feature beamed ceiling.

Bedroom 2

14'2" x 11'8"

Radiator. Feature fireplace. Feature beamed ceiling.

Bathroom

8'6" x 8'5"

With three piece white bathroom suite which consists of a panelled bath with shower mixer taps, pedestal wash hand basin and w.c. Radiator. Part tiled walls. Spot lighting. Storage cupboard. Fitted cupboard housing the 'Worcester' gas combination boiler which supplies the central heating and hot water. Programmer controls.

Driveway

Spacious block paved driveway with ample parking for several vehicles.

Garage/Workshop

19'7" x 9'6"

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

Gardens

To the front of the property is a paved and gravelled garden with feature planting fronted by a low level brick wall. To the side is access to the privately enclosed rear garden which is laid to lawn with a paved path and block paved patio with pergola. The gardens boast a wide variety of plants, flowers, shrubs and trees along with having a hidden vegetable garden with poly tunnel and fruit cage to the far rear. Timber shed. Potting shed. Outside lighting. Outside water tap.

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 - A

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 472016.

Opening Hours

Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.

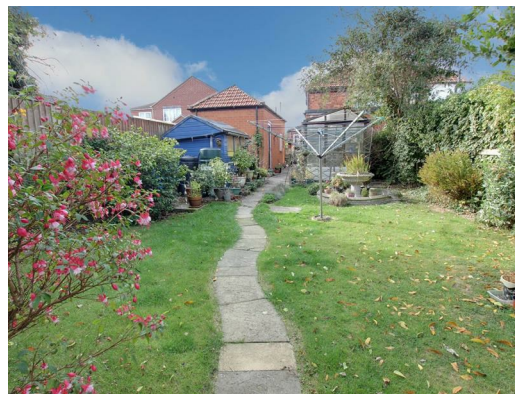
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Website

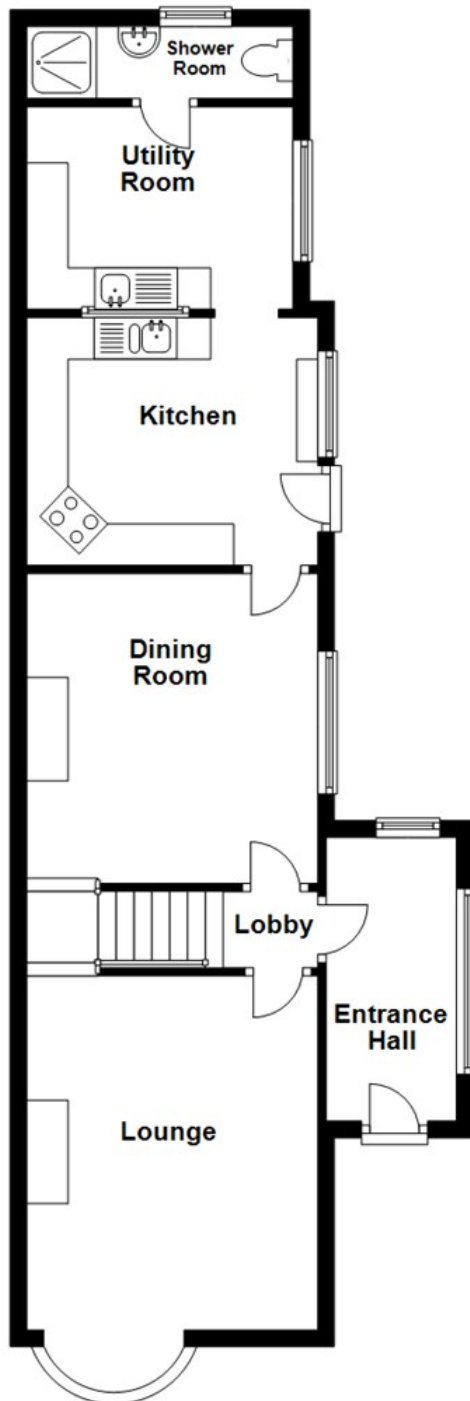
All details also available on our website www.choiceproperties.co.uk

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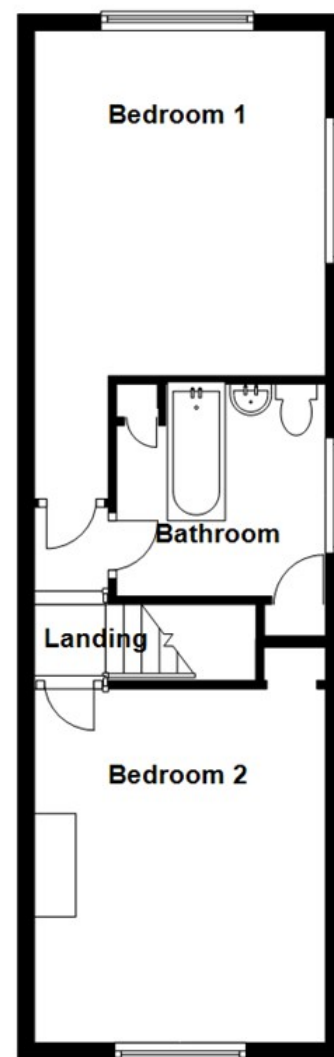




Ground Floor



First Floor



Directions

From our office head North to the traffic lights then turn left onto the High Street. Alexandra Road is the fourth on your right and number 30 can be found on your right hand side.

