



24 Fitzwilliam Street,
Mablethorpe, LN12 1AA

Reduced To £104,950



****£114,950 REDUCED TO £104,950**** We offer for sale this spacious and well presented four bedroom terrace house. The property is situated in a central position convenient for the beach, town centre and local amenities.

The property, which has the advantage of Gas central heating and UPVC Double glazed windows and doors, internally consists of:-

Entrance Hall

21'5" x 3'10"

Extending to 5'6" including staircase (approx.) Double power point. Radiator. Electric consumer unit. Storage cupboard with light. Staircase to 1st floor Landing. Picture rail. Smoke alarm. Thermostat control for the central heating.

Lounge

13'1" x 12'5"

Extending to 14'10" into bay (approx.) Bay window. Electric fire set in feature timber surround. Radiator. 7 double power points. T.V. aerial point. Telephone point. Centre lighting. Picture rail.

Sitting Room

11'10" x 11'6"

Free standing fireplace with electric fire. 5 double power points. Radiator. Picture rail. T.V. aerial point. Centre lighting.

Dining Room

10'4" x 9'3"

1 single and 2 double power points. Radiator. Smoke alarm. Airing cupboard housing the hot water cylinder and programmer for heating and water.

Kitchen

9'3" x 8'2"

Fitted wall and base units with work surfaces over. Stainless steel 1.5 bowl sink unit and drainer with mixer taps. Integrated Electric oven and Gas hob with filter hood over. 2 single and 3 double power points. Part tiled walls. Electric wall mounted heater. Smoke alarm. Gas boiler which supplies the central heating and hot water. Rear door.

Utility Area

4'7" x 3'2"

Plumbing for washing machine. 1 double power point.

Bathroom

8'2" x 7'6"

With three piece white suite which consists of panelled corner bath with shower mixer taps, pedestal wash hand basin and w.c. Radiator. Part tiled walls. Picture Rail.

Landing

26'11" x 5'11"

(Approx. to widest dimensions) Radiator. 4 double power points. Picture rail. Access to loft area. Smoke alarm.

Bedroom 1

11'10" x 11'9"

Radiator. 3 double power points. Picture rail.

Bedroom 2

12'5" x 11'3"

Radiator. 3 double power points. Picture rail. Telephone Point.

Bedroom 3

9'3" x 8'4"

Radiator. 4 double power points. Picture rail. Loft access.

Bedroom 4

9'2" x 6'

Radiator. 3 double power points. Picture rail.

Bathroom

10'5" x 5'8"

With four piece white bathroom suite which consists of panelled corner bath, pedestal wash hand basin, w.c. and shower enclosure with Electric shower. Part tiled walls. Spot lighting. Extractor fan. Radiator. Picture Rail.

Outside

To the rear of the property is a privately enclosed courtyard garden.

Off Road Parking

To the front of the property is the off road parking area.

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

Tenure

Freehold

Opening Hours

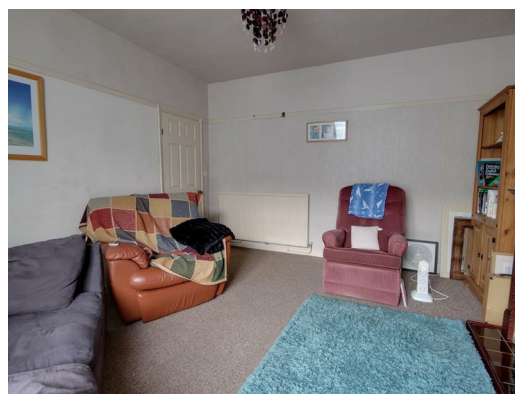
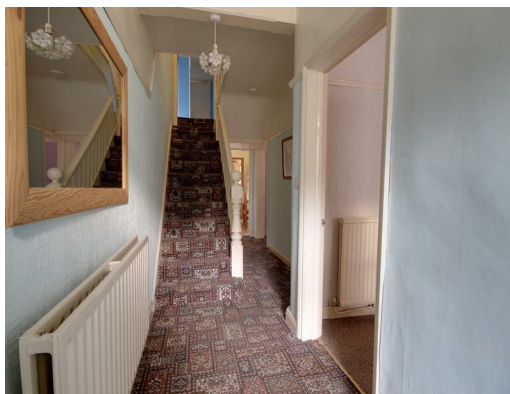
Monday - Friday: 8.30am - 5.30pm

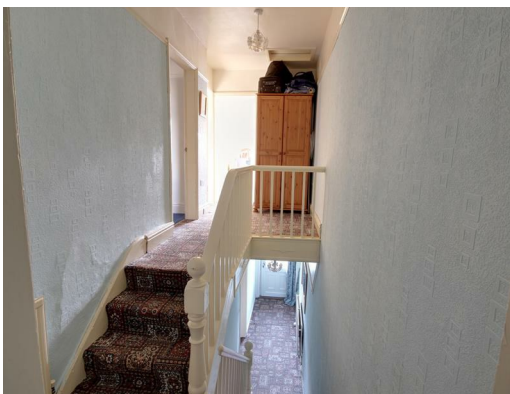
Saturday: 9.00am - 5.00pm

Viewing Arrangements

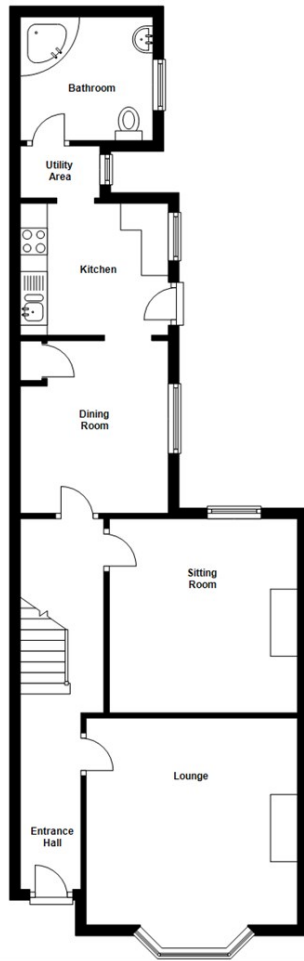
Viewing by appointment through Choice Properties on (01507) 472016.

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.

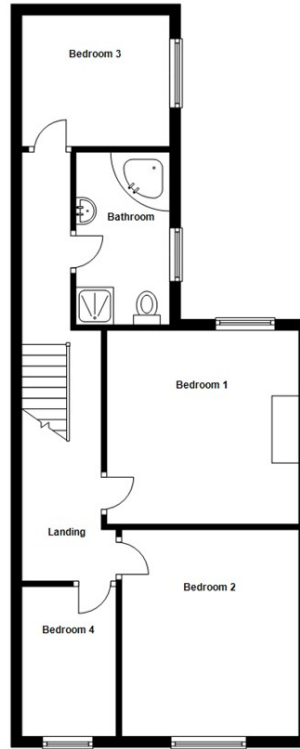




Ground Floor



First Floor



Directions

From our office head north along Victoria Road, at the traffic lights turn right onto the High Street, and then take your first left onto Fitzwilliam Street. Number 24 can be found at the bottom of the street on the right hand side.

