

89 Victoria Road,
Mablethorpe, LN12 2AF

Reduced To £140,000



DATE OF NOTICE: 04.06.18 -

89 Victoria Road Mablethorpe LN12 2AF

We advise that an offer has been made for the above property in the sum of £133,500. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts

Choice Properties, 21 Victoria Road, Mablethorpe LN12 2AF Tel: 01507 472016

****£150,000 NOW REDUCED TO £140,000**** We offer for sale this spacious five bedroom detached house situated in a central position convenient for the beach, town centre and local amenities.

The property has the added advantage of Gas central heating and is mostly UPVC double glazed. Internally the property consists of:

Front Entrance door to:

Hallway

12'2" x 6'

Staircase to 1st floor landing. Understairs storage cupboard. Radiator. Doors to:

Sitting Room

11'11" x 11'6"

Feature cast iron fireplace. Radiator.

Dining Room

11'8" x 9'2"

Feature cast iron fireplace. Radiator.

Inner Lobby

4'11" x 3'11"

With doors to:

Kitchen

14'8" x 9'4"

With fitted wall and base units with work surfaces over. Stainless steel 1½ bowl sink unit and drainer with mixer tap. Integral dishwasher. Part tiled walls. Tiled floor. Serving hatch through to dining room. Under stairs storage cupboard. Further cupboard housing gas fired combination boiler which supplies the central heating and hot water. UPVC door to outside.

Utility Room

11'2" x 5'7"

Tiled floor. Plumbing for automatic washing machine. Door to outside. Folding door to:

Bathroom

6'8" x 5'5"

Consisting of panelled corner bath with electric shower over, pedestal wash hand basin and w.c. Part tiled walls.

Lounge

16'3" x 14'11"

Feature fireplace. Radiator. Spot lighting. Telephone point. Door to conservatory. Doors to:

Office

9'6" x 8'1"

Single glazed. Door to outside.

Study

9'8" x 8'1"

Single glazed.

Conservatory

16'4" x 4'7"

Radiator. Tiled floor. Spot lighting. Double opening 'French' doors leading on to the rear garden.

1st Floor Landing

19'3" x 6'0"

Spacious half galleried landing. Loft access. With doors to:

Bedroom 1

12'2" x 8'9" extending to 16'3"

Radiator. Door to:

En-Suite Shower Room

7'1" x 4'9"

Consisting of shower cubicle with electric shower, pedestal wash hand basin and w.c.

Bedroom 2

11'8" x 9'8"

Radiator. Hand basin.

Bedroom 3

11'9" x 9'2"

Radiator. Hand basin

Bedroom 4

11'7" x 8'11"

Radiator. Hand basin.

Bedroom 5

11'8" x 9'10"

Radiator. Hand basin.

Separate w.c.

4'7" x 3'7"

With low level flush w.c.

Shower Room

6'2" x 2'5"

With shower tray with electric shower over. Mostly tiled walls.

Driveway

Gardens

To the front of the property is an easily maintained garden that has been gravelled, is fronted by a low level fence and has a central footpath leading to the front door. To the side of the property is gated access leading to the enclosed rear garden. This has also been gravelled for ease of maintenance and benefits from a raised ornamental fish pond and a paved patio area.

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 C

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 472016

Opening Hours

Monday - Friday: 8.30am - 5.30pm

Saturday: 9.00am - 3.00pm

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.

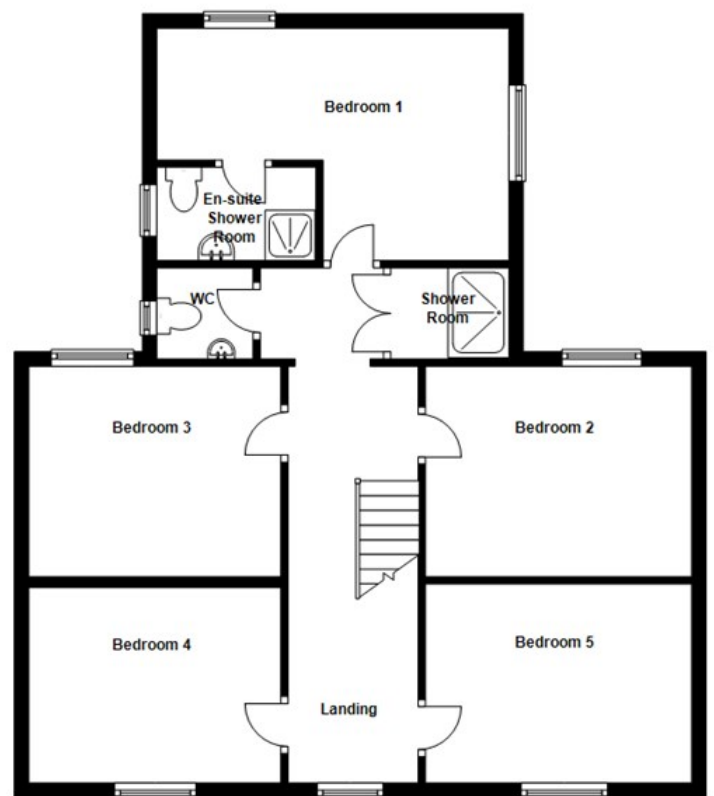




Ground Floor



First Floor



Directions

From our Mablethorpe office head South and the property is a short distance along on your left hand side.

