

2a Regent Road,  
Mablethorpe, LN12 1LG

Price £159,950



Situated close to the beach is this fabulous three bedroom semi detached house which is very well presented and boasts three reception rooms plus a large kitchen.

The property has the added advantage of Gas central heating and UPVC double glazing. The spacious well presented internal accommodation consists of:-

### **Solid Oak Front Entrance Door to:**

#### **Entrance Hall**

8'9" x 7'

Staircase to first floor landing. Understairs cupboard. Radiator. 1 double power point. Laminate flooring.

#### **Inner Hallway**

10'6" x 5'2"

L-shaped. Storage cupboard. Tiled floor. 1 double power point. Fitted shelving.

#### **Sitting Room**

7'0" x 10'6"

2 double power points. Feature radiator. Open plan leading through to:

#### **Lounge**

10'8" x 13' (into bay)

Bay window. Radiator. Thermostat control for the central heating. 2 double power points. Centre lighting.

#### **Downstairs w.c.**

5, x 3'6"

W.C. with dual push button flush. Wash hand basin. Part tiled walls.

#### **Dining Room**

12'4" x 12'0"

Radiator. 5 double power points. Laminate flooring. Double opening glazed doors leading through to:

#### **Snug**

9'8" x 9'

Radiator. 4 double power points. 1 single power point. Electric consumer unit. T.V aerial point.

#### **Kitchen/Diner**

7'6" x 26'0"

Fitted base units with work surfaces over. Stainless steel 1.5 bowl sink unit and drainer with swan neck mixer taps. Space for range cooker with stainless steel extractor hood over. Plumbing for dishwasher. 1 single and 4 double power points. Spot lighting. Radiator plus 2 feature radiators. Laminate flooring. Roof window. Double opening 'French' doors leading out to the rear decking and garden.

#### **Utility Area**

3'11" x 16'9"

1 double power point. Plumbing for washing machine.

#### **Landing**

8'9" x 5'5"

Access to loft area. Smoke alarm. 2 single power point.

#### **Bedroom 1**

13'0" x 11'10"

Radiator. 3 double power points. T.V. aerial point. Sliding patio door leading out onto:

#### **Balcony**

13'0" x 10'7"

Finished with artificial grass.

#### **Bedroom 2**

10'11" x 10'

Radiator. 2 double power points.

### **Bedroom 3**

13'3" x 7'3"

Radiator. 3 double power points.

### **Bathroom**

7' x 5'5"

Panelled bath with Electric shower over. Pedestal wash hand basin. Radiator. Part tiled walls. Airing cupboard housing the Gas condensing combination boiler and programmer controls.

### **WC**

5'4" x 3'8"

W.C. and wash hand basin. Part panelled walls.

### **Driveway**

With double opening gates.

### **Store**

9'8" x 4'6"

With power and lighting.

### **Gardens**

To the front of the property is a pleasant garden area which has been gravelled and fronted by fencing. To the side is gated access to the privately enclosed side garden which is laid to lawn with a timber decked area. Outside lighting.

### **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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B

### **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.

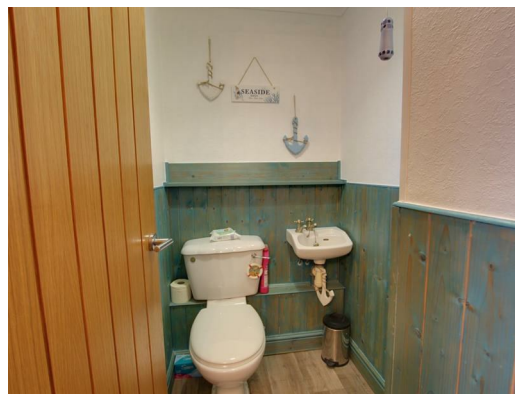
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

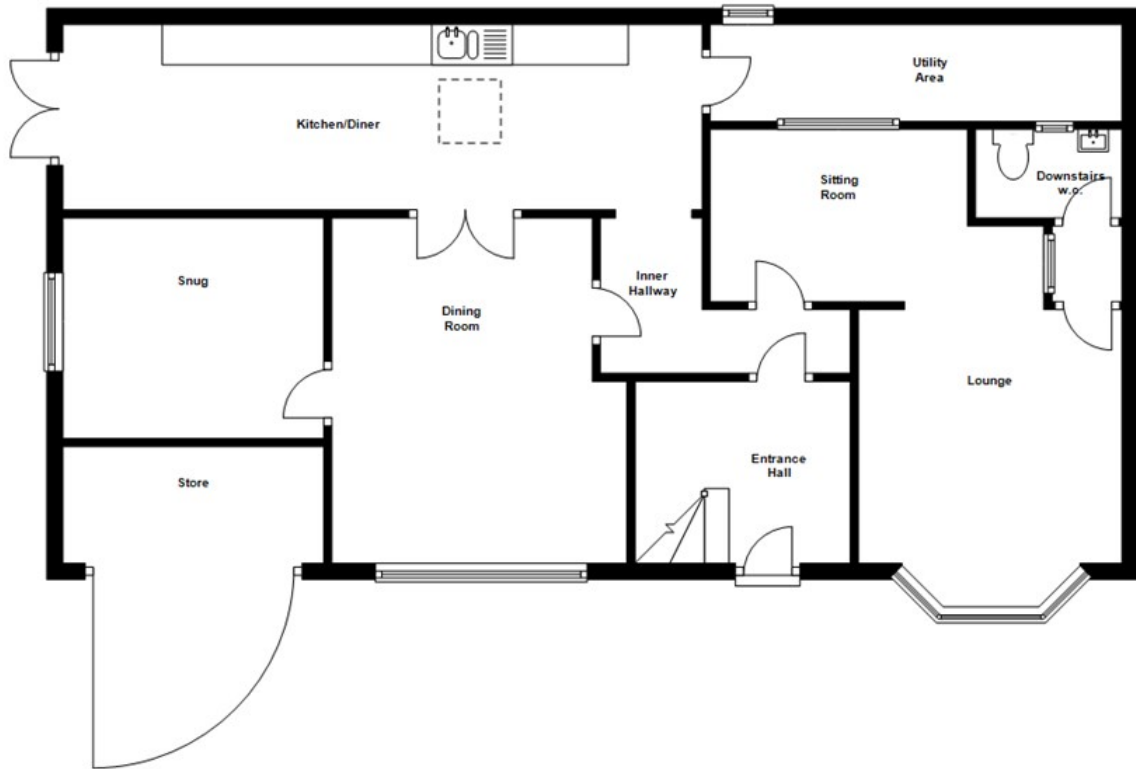




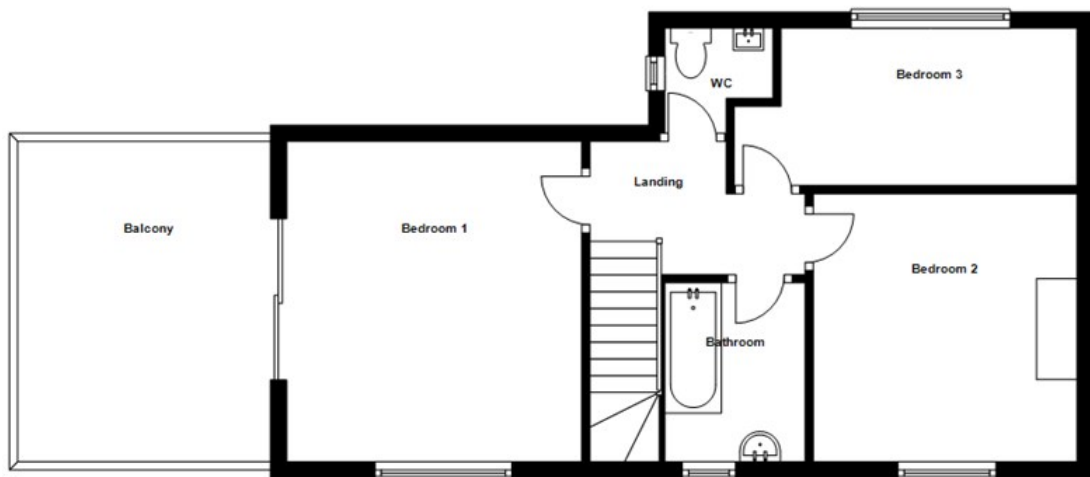




Ground Floor



First Floor



# Directions

From our Mablethorpe office head North to the traffic lights. Turn left onto the High Street and then immediately right into Wellington Road. Continue to the end of this road before turning left onto Regent Road. Number 2A can be found at the end of the road on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		66	77
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		64	75
		EU Directive 2002/91/EC	