

140 High Street,
Mablethorpe, LN12 1DG

Price £170,000



Located in the centre of town we offer for sale this spacious detached three bedroom house with two reception rooms, two bathrooms and a tandem garage measuring over 35' long. The property retains much of its original charm however some may look to modernise.

This property has the benefit of Gas central heating and double glazing. The spacious well laid out internal accommodation consists of:-

Front entrance door to:

Entrance Hall

5'9" x 3'

Staircase to the first floor landing.

Lounge

13'8" x 13'2" extending to 15'8" into bay

Box bay window. Radiator. Open fire set in feature tiled surround. Wall lighting. Feature round windows to the side.

Sitting Room

14'1" x 11'9" extending to 14'4" into bay

Box bay window. Open fire set in feature tiled surround. Radiator. Picture rail. Fitted storage cupboards.

Kitchen

14' x 9'9"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Gas cooker point. Programmer controls for the central heating and hot water. Half tiled walls. Understairs storage cupboard. Door leading out to the rear patio and garden.

Pantry

8'5" x 3'7"

Fitted shelving.

Shower Room

9'9" x 6'4"

With three piece suite which consists of a large shower enclosure with mixer shower, pedestal wash hand basin and w.c. Part tiled walls. Fitted storage cupboard. Radiator.

Landing

11'7" x 8'5"

Radiator. Smoke alarm. Access to the loft area.

Bedroom 1

14'3" x 13'9"

Fitted wardrobes and drawers. Radiator.

Bedroom 2

14'5" x 12'2"

Radiator. Fitted storage cupboard with feature round window.

Bedroom 3

10'1" x 7'

Radiator.

Bathroom

9'1" x 8'5"

With three piece white bathroom suite which consists of a panelled bath, pedestal wash hand basin and w.c. Radiator. Half tiled walls. Electric wall mounted heater. Airing cupboard housing the hot water cylinder with immersion.

Driveway

To the front of the property is a driveway with double opening gates.

Garage

35'9" x 8'8"

Spacious tandem garage. Gas boiler which supplies the central heating and hot water. Double opening garage doors to the front. Personal door to either side. Plumbing for washing machine. Power and lighting.

Gardens

To the front of the property is a central paved path leading to the front door and the gardens are paved with flower beds fronted by a brick wall. To the side of the property is gated access to the privately enclosed rear garden which is laid to lawn with a variety of trees, plants and flowers plus a concrete patio area. Outside lighting. Outside water tap. Greenhouse.

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 - C

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 472016.

Opening Hours

Monday to Friday 9.00 a.m to 5.30 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.

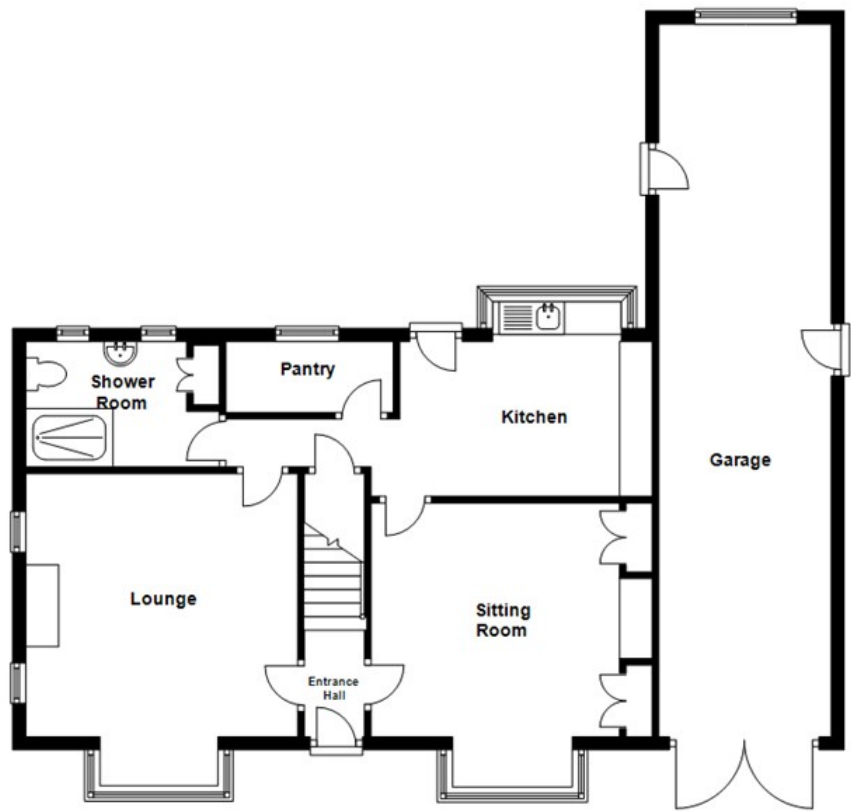
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

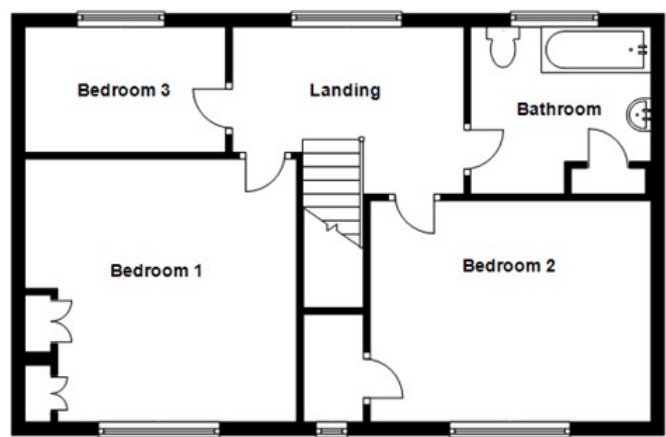




Ground Floor



First Floor



Directions

From our office head North along Victoria Road to the traffic lights then turn left onto the High Street. Number 140 can be found on your right hand side opposite Lidl supermarket.

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		EU Directive 2002/91/EC	

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

