



CHOICE PROPERTIES

Estate Agents

68 Church Lane,
Mablethorpe, LN12 2NU

Price £489,950



Choice Properties are delighted to offer for sale this most impressive and tastefully refurbished three/four bedroom detached house positioned on a generously sized plot measuring circa 0.65 acres. Additionally benefiting from a large driveway providing extensive parking for numerous vehicles, a number of various outbuildings, new double glazing throughout, a recent rewire through and 12 solar panels owned outright, this spacious property is located in a quiet location on the outskirts of the town yet within easy walking distance of shops and amenities as well as Mablethorpe beach with its prestigious Blue Flag status.

Offering generously proportioned rooms throughout with the most desirable layout, the abundantly light and beautifully maintained accommodation comprises:-

Entrance Porch

9'08" x 4'06"

Attractive uPVC front door, door aspect windows.

Hallway

5'00" x 4'04"

Staircase to the first floor.

Reception Room

20'01" x 15'01"

Log burner set into featured tiled surround, door to the conservatory, TV Aerial point, telephone point, glass sliding doors to:-

Sun Room

20'08" x 8'01"

Sliding patio doors leading out into the garden, solid roof, power points.

Dining Room

14'00" x 15'01"

Bay window to the side aspect, Picture window to the front aspect, large storage cupboard with lighting and radiator.

Kitchen/Breakfast Room

10'06" x 19'10"

Fitted with a range of wall and base units with solid worktops over, one and half bowl granite sink unit with drainer and mixer taps, central island/breakfast bar with cupboards, Aga (not presently connected), seven ring gas hob, electric double oven, space for a large fridge/freezer, French doors leading to patio area.

Inner Hallway

10'04" x 3'03"

Wall mounted consumer unit.

Snug/Bedroom 4

9'11" x 10'08"

Large double door storage cupboard, TV Aerial point.

WC/Utility Area

10'05" x 5'05"

W.c. wash basin set into vanity unit with mixer tap, wall and base units, plumbing for a washing machine, space for a tumble dryer, overhead storage space.

Landing

11'02" x 2'09" extending to 3'11" x 11'01"

Loft access.

Bedroom 1

11'02" x 15'00"

Remarkably spacious double bedroom, built in wardrobes.

En-suite Shower Room

5'10" x 4'08"

Marble sink set into vanity unit with mixer tap, dual flush WC, corner shower cubicle.

Bedroom 2

13'10" x 11'11"

Spacious double bedroom.

En-suite WC

6'01" x 2'10"

Dual flush w.c., wash hand basin with mixer tap set into vanity unit.

Bedroom 3

10'05" x 8'03"

Double bedroom with dual aspect windows.

Bathroom

6'02" x 11'01"

Dual flush W.c., wash hand basin with mixer tap set into vanity unit, panelled bath, storage cupboard with folding door housing the 'Ideal' combination boiler.

Outside WC

4'7" x 10'6"

Outside Store

5'00" x 19'00" extending to 9'08" x 18'08"

Split into two separate areas, which could be utilised as a workshop, or simply used as outside storage, with power and lighting in one half as well as a new uPVC double glazed window.

Large Studio/Garden Room

32'11" x 18'10"

Recently renovated and re wired with featured aluminium Bi-fold doors, fully double glazed with power and lighting. Impressive studio lending itself to numerous uses.

Hobby Room

8'06" x 11'11"

Attractive brick outhouse/studio with power and lighting currently used as a hobby room.

Driveway

Expansive block paved driveway providing off road parking.

Gardens & Land

The property stands proudly upon a generously sized garden which backs onto fields and overlooks open views. The garden is privately enclosed with fencing to the boundaries and is adorned with an abundance of established plants, trees and shrubbery throughout. There are several secluded seating areas which are ideal for outdoor entertaining or simply soaking up the sunshine. Timber gates to the side of the property provide access to the front.

Tenure

Freehold.

Viewing arrangements

By appointment through Choice Properties Mablethorpe 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.

Council tax band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
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 D.

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.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾
2833 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street, carry on past the CO-OP supermarket, past the Police Station and then turn left onto Church Road. Take your second left onto Church Lane and number 68 can be found a short distance along on the right hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

