

77 Victoria Road,
Mablethorpe, LN12 2AF

Price £142,500



We offer for sale this spacious extended three/four bedroom semi detached house with three reception rooms. The property is 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 partly UPVC double glazed. The spacious adaptable internal accommodation consists of:-

Front entrance door to:

Entrance Hall

22'5" x 3'5" extending to 5'2"

Staircase to the first floor landing.

Lounge

12'0" x 14'6" into bay

Bay window. Radiator. Gas fire. Centre lighting.

Dining Area

12'9" x 10'0"

Radiator. Centre lighting.

Kitchen

12'1" x 10'2"

Fitted base units with work surfaces over. Stainless steel sink unit and drainer. Part tiled walls. Radiator. Gas combination boiler which supplies the central heating and hot water. Opening leading through to:

Utility Area

10'2" x 5'

Side door. Plumbing for washing machine. Open plan leading through to:

Breakfast Room

10'2" x 6'8"

WC

7'5" x 3'2"

With w.c.

Sitting Room

12'0" x 9'10"

Sliding patio door leading out to the rear garden.

Study/ Bedroom 4

12'0" x 6'10"

Window to rear, door to:

Landing

Access to the loft area.

Bedroom 1

16' x 12'

Radiator.

Bedroom 2

12'6" x 10'2"

Radiator.

Bedroom 3

10'4" x 7'7"

Radiator.

Bathroom

9'6" x 6'10"

With three piece white bathroom suite which consists of a panelled bath, pedestal wash hand basin and w.c. Part tiled walls. Radiator. Spot lighting.

Gardens

To the front of the property is a small concrete patio area fronted by a brick wall. To the side there is also a concrete patio area plus access to the pleasant rear garden which has been gravelled with a raised flower bed and timber shed.

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 B

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 472016.

Opening Hours

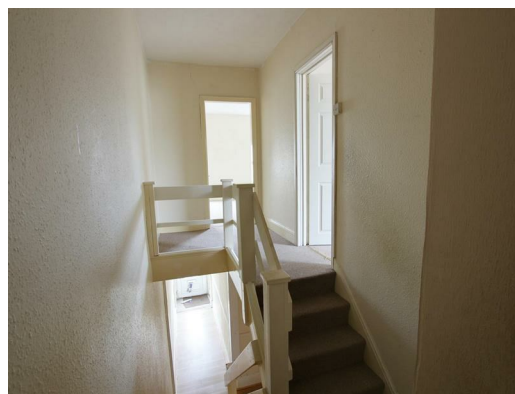
Monday to Friday 9.00 a.m to 5.30 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.

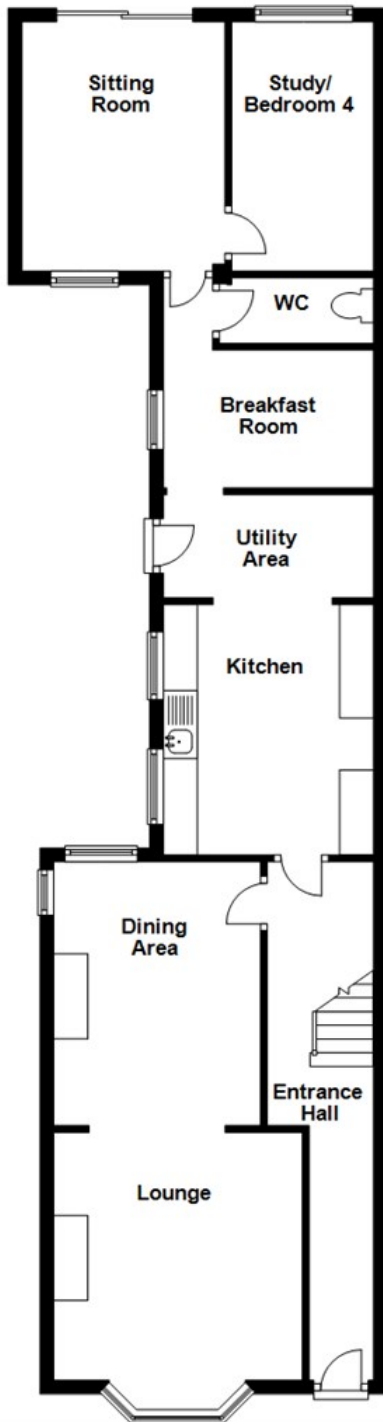
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

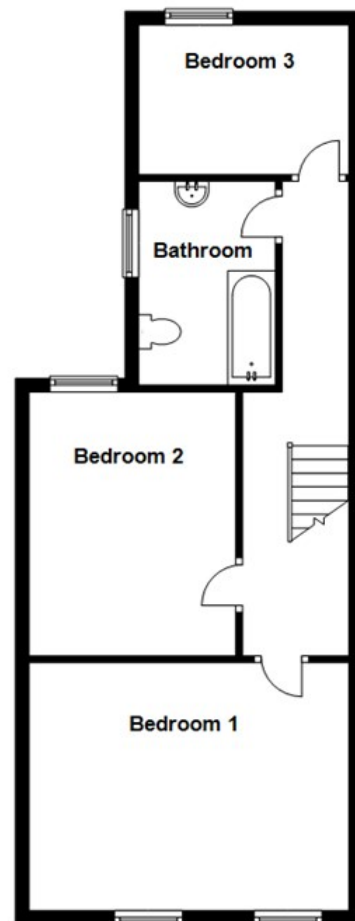




Ground Floor



First Floor



Directions

From our office head south along Victoria Road, Number 77 can be found approximately half way along the road on the left hand side.

