CHOICE PROPERTIES

Estate Agents

16 Somersby Avenue, Mablethorpe, LN12 1HH

Price £175,000



Choice Properties are excited to offer for sale this three bedroom semi detached house, conveniently situated within close proximity to both the award winning golden sandy beaches and local amenities on offer in Mablethorpe. Benefiting from front and rear vehicular access, a garage and privately enclosed garden, the property is further offered with no onward chain, and so early viewing is most certainly advised.

Benefiting from a mains gas central heating system, the generously proportioned accommodation comprises:-

Entrance Porch
5'06" x 3'02"
Front door leading into the entrance porch with laminate flooring and a door to the:-

Hallway
5'11" x 11'11"
With stairs to the first floor, an under-stair storage cupboard and doors to:-

Reception Room
9'02" x 14'03"
Light and airy reception room benefiting from a bay window to front aspect fitted with a TV aerial, telephone point and built in alcove shelving.

WC
6'01" x 3'06"
Fitted with a WC with dual flush button and a pedestal hand wash basin with single hot and cold taps and tiled splashback.

Kitchen/Dining Room
5'10" x 8'09" extending to 10'03" x 11'09"
Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring ceramic hob, integrated oven, space and plumbing for a washing machine, laminate flooring, ample space for a dining table and the kitchen/dining room also houses the wall mounted 'Baxi' combination boiler; supplying both the central heating and hot water systems. Door to:-

Conservatory
8'03" x 12'04"
Fitted with triple aspect windows, a TV aerial and rear pedestrian door to the garden.

Landing
3'01" x 8'02"
Providing loft access and doors to:-

Bedroom 1
9'08" x 11'11"
Double bedroom.

Bedroom 2
9'07" x 14'08"
Double bedroom with a fitted double wardrobe and wall lighting.

Bedroom 3
6'07" x 7'09"
With dual aspect windows including a feature frosted window to front aspect.

Bathroom
6'07" x 7'01"
Fitted with a three piece suite comprising a mermaid boarded bath tub with single hot and cold taps and mains fed shower head over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, mermaid boarded walls and a built in storage cupboard.

Driveway
The property is fronted by a driveway providing off road parking.

To the rear of the property there are large double opening timber gates allowing vehicular access to the rear as well.

Garage
Detached garage with an up and over door.

Garden
To the rear of the property you will find a privately enclosed garden, mostly paved for ease of maintenance with timber fencing to the boundaries. The rear garden additionally features an array of well established shrubs and trees.

Tenure
Freehold.

Viewing arrangements
By appointment through Choice Properties on 01507 472016.

Opening hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

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 A.

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. 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.

















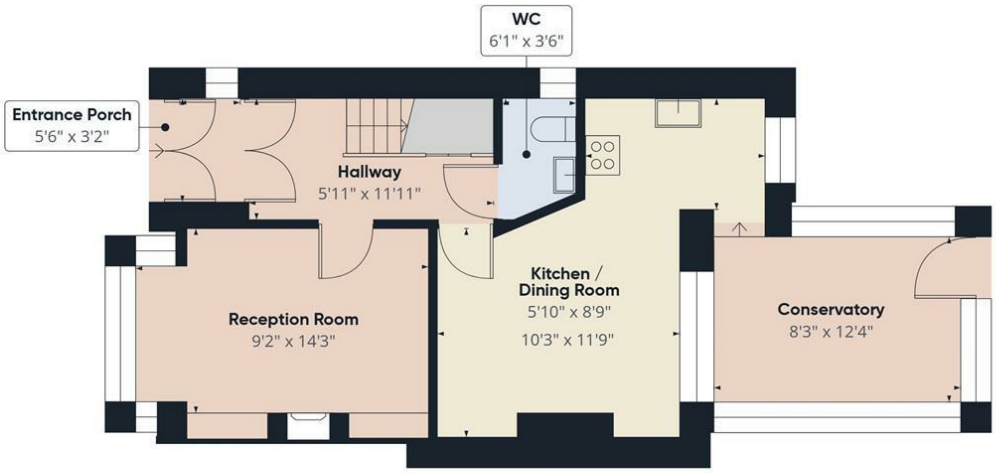




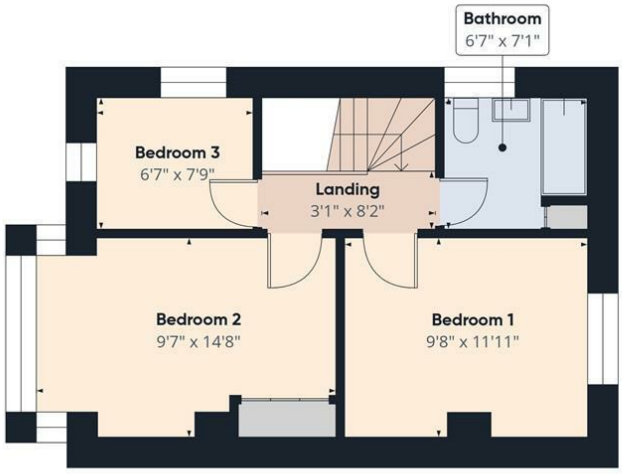








Floor 0



Floor 1



Approximate total area(1)

898 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.

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Directions

Upon leaving our Mablethorpe office head North towards the traffic lights and turn left onto the High Street, then take your 1st right onto Wellington Road. Take your 3rd right into Queensway and Somersby Avenue is your first turning on the right.

