



CHOICE PROPERTIES

Estate Agents

Field Holme North End,
Mablethorpe, LN12 1QF

Reduced To £375,000



Choice Properties are delighted to bring to the market a rare find! Sitting on a plot approx. 0.6 acres, this spacious detached three bedroom bungalow sits proudly on a large plot and additionally benefits from a separate building, currently set up as kennels. The sizeable gardens that surround the property are privately enclosed by established trees and hedging creating a secluded haven which is also only moments from the beach. Early viewing is recommended.

Benefitting from oil fired central heating, the well laid out accommodation comprises:

Snug

8'1" x 11'2"

Patio doors. Door leading to boiler cupboard which houses the electric box and floor standing oil fired condensing combination boiler.

Kitchen

10'3" x 18'6"

With wall and base units with work surfaces over. One and half bowl sink unit and drainer with mixer tap. Space for double oven. Space for American fridge freezer. Part tiled.

Reception/Dining Room

14'11" x 19'5"

T.V. aerial point. Floor to ceiling window in dining area.

Inner Hallway

2'10" x 19'00"

Access to loft. Isolator switch.

Bedroom 1

12'5" x 10'11"

Double bedroom. T.V. aerial point.

Bedroom 2

10'11" x 11'11"

Double bedroom.

Bedroom 3

7'7" x 8'5"

Single bedroom.

Bathroom

10'2" x 8'5"

Four piece white bathroom suite which consists of panelled bath with shower head attachment, walk in shower with Mira play electric shower over. Pedestal wash hand basin. W.C with dual flush. Part tiled walls. Double storage cupboard. Extractor fan.

Kennels

A detached building is set back from the property comprising twelve kennels in total, eight small and four large. The eight small kennels also have outside runs. The building includes a separate W.C and a grooming room.

Driveway

A large driveway providing ample parking for numerous vehicles.

Garden

Field Holme sits within a large plot of lawned gardens edged by established trees and hedging. A detached building, currently used as kennels, is in well maintained condition and could lend itself to many different uses.

Tenure

Freehold

Viewing arrangements

By appointment through Choice Properties 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.

Additional notes

The seller advises us that this property does have a public footpath right of way over - further details can be found with East Lindsey District Council.

Council Tax

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 B

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



Directions

From our Mablethorpe office head towards the traffic lights and turn right onto the High Street. At the top of the High Street turn left onto Quebec Road and continue along until the road bears left onto Meers Bank. At the bottom of Meers Bank turn right onto Crook Bank and Field Holme can be found on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B			
(69-80) C			
(55-68) D		60	
(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	

