



CHOICE PROPERTIES

Estate Agents

The Nest Kent Avenue,
Theddlethorpe, LN12 1QE

Price £160,000



Choice Properties are delighted to bring to the market this superb and stylish one bedroom semi detached bungalow with a beautiful large garden. This fantastic property is located in a quiet location only a short walk from the beach and a very short drive from the shops and amenities of Mablethorpe.

The stylishly refurbished accommodation comprises:

Kitchen

17'9" x 6'3"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker with extractor hood over, space for a freestanding under counter fridge/freezer, plumbing for a washing machine, part tiling to the walls, LVT flooring, inset spot lighting, larder cupboard and a breakfast bar area.

Reception Room

14'0" x 11'8"

Light and airy reception room benefiting from a log burning stove set on a tiled hearth with a rustic wooden mantle and fitted with a TV aerial and telephone point.

Bedroom 1

9'11" x 11'8"

Spacious double bedroom with a fitted double wardrobe, fitted storage up and around the bed frame TV aerial and access to the loft.

Shower Room

8'1" x 6'3"

Fitted with a three piece suite comprising a corner shower cubicle with an electric 'Triton Alicante' shower over, hand wash basin with mixer tap built into vanity and WC with dual flush button, double built in storage cupboard, tiled walls, LVT flooring and an 'Xpeliar' extractor fan.

Driveway

Providing off street parking.

Garden

To the rear of the property you will find a fantastic large garden with beautifully manicured gardens and a patio area. This wonderful garden also benefits from a fish pond with water feature as well as a large workshop with electricity and a summerhouse.

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

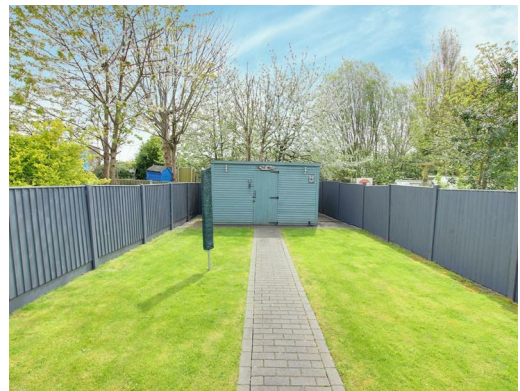
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

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.

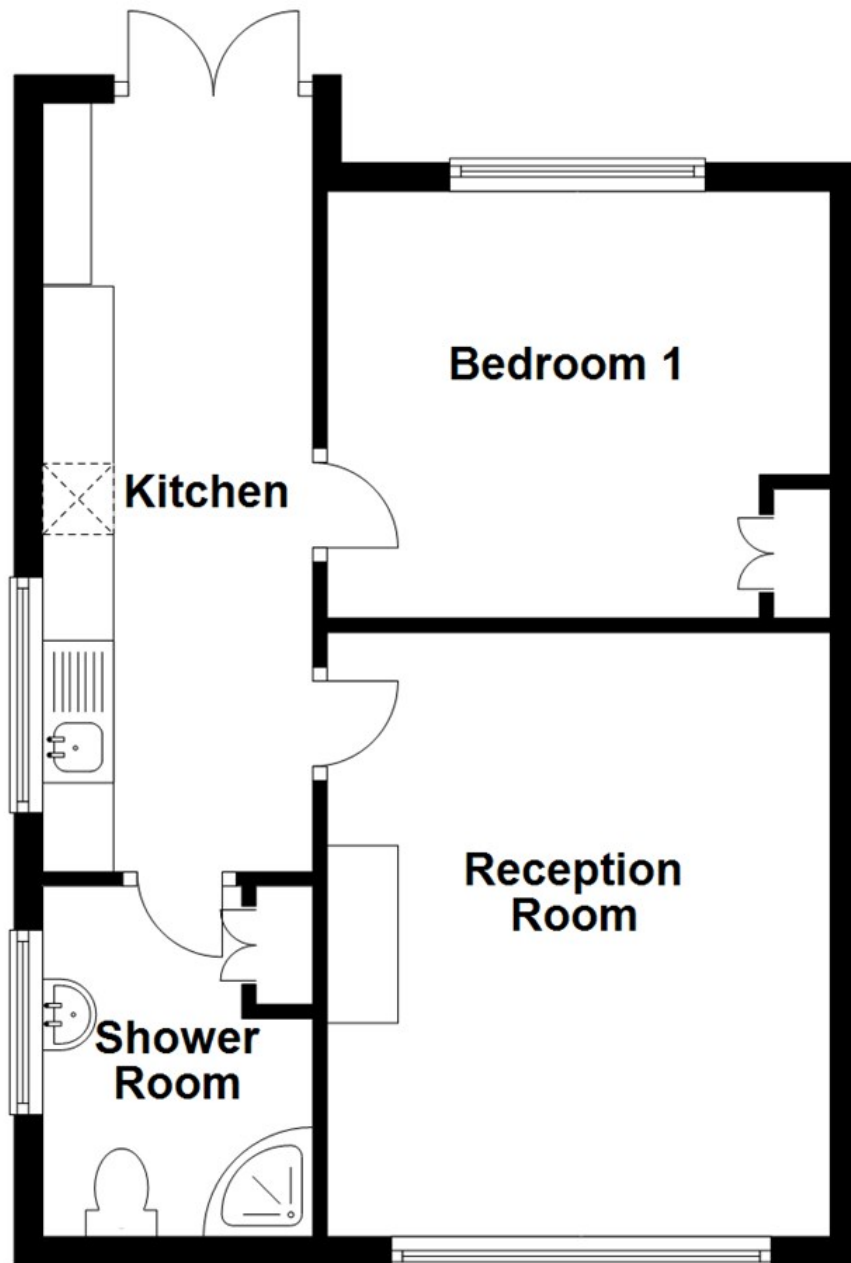
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Ground Floor

Approx. 42.0 sq. metres (452.4 sq. feet)



Total area: approx. 42.0 sq. metres (452.4 sq. feet)

Directions

Use postcode LN12 1QE to find the property. The Nest is located on a private road just off of Kent Avenue.

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	

