



CHOICE PROPERTIES

Estate Agents

3a Church Lane,
Mablethorpe, LN12 2EP

Price £275,000



Choice Properties are delighted to present this superb three bedroom detached bungalow. This impressive property boasts a large reception room with dining area and a contemporary kitchen and shower room.

Upon entering, you will be greeted by an abundantly light and bright interior, thanks to the recent refurbishment that has given this home a stylish finish. The property's layout is perfect for those seeking a low-maintenance lifestyle, with a well-designed garden that offers a lovely outdoor space without the hassle of extensive upkeep.

Whether you're looking to relax in the peaceful surroundings of Church Lane or easily reach the shops and amenities of the town centre via a short walk, this property offers the ideal setting for both.

Don't miss the opportunity to make this beautifully refurbished bungalow your new home. Contact us today to arrange a viewing and experience the charm of Church Lane for yourself.

The generously proportioned accommodation comprises:

Entrance Hall

19'0" x 6'7"

Loft access.

Kitchen

10'9" x 10'3"

Beautiful fully fitted kitchen with wall and base units and work surfaces over. 1.5 bowl sink and drainer with mixer tap. Integrated electric 'Lamona' oven and 4 ring hob with extractor over. Wall mounted Worcester boiler. Part tiled walls.

Utility Room

7'7" x 6'1"

Stainless steel sink and mixer tap with under sink cupboards and work surface over. Part tiled walls.

Reception Room /Dining Room

21'8" x 6'7"

Window to front, two windows to rear, door to:

Bedroom 1

8'8" x 17'2"

Double bedroom.

Bedroom 2

10'8" x 11'4"

Double bedroom.

Bedroom 3

7'11" x 10'3"

Double bedroom.

Shower Room

7'7" x 7'10"

Stylish shower room with mains fed shower in cubicle, W.C with push flush, wash hand basin with mixer tap set in vanity unit, mermaid boarding to the walls.

Driveway

Rubberised driveway providing off street parking.

Garden

The property is fronted by a gravelled area with slate borders. To the rear of the property you will find a sizeable but low maintenance gravelled garden with feature planting areas, a decked area with useful timber shed and a further patio area. There is also a path leading from the garden around to the front of the property which is gated.

Tenure

Freehold.

Viewing arrangements

By appointment through Choice Properties Mablethorpe on 01507 472016.

Opening hours

Monday to Friday 9.00am to 5.00pm

Saturday 9.00am - 3.00pm

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 C.

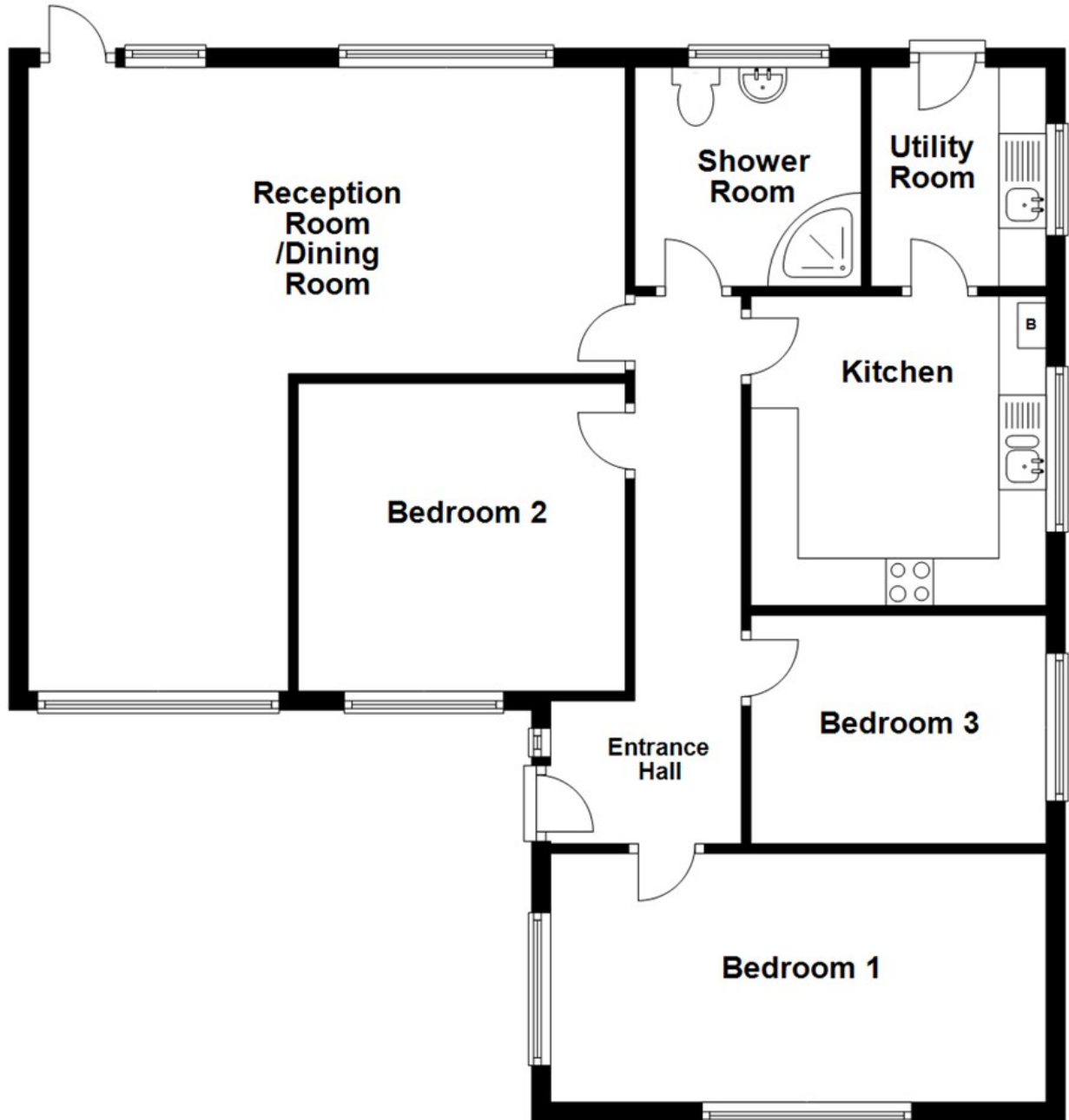
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Ground Floor

Approx. 93.8 sq. metres (1009.2 sq. feet)



Total area: approx. 93.8 sq. metres (1009.2 sq. feet)

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 turn left opposite the Primary School onto Church Road. Take a right on to Church Lane. Number 3 can be found a short way along on your left hand side.

