



CHOICE PROPERTIES

Estate Agents

12 The Green,
Mablethorpe, LN12 1JS

Price £199,950



It is a pleasure for Choice Properties to bring to the market this charming three bedroom detached bungalow located in a sought-after cul de sac position.

This generously proportioned property offers great potential to modernise and further benefits from a sizeable garden. Early viewing is recommended.

The well laid out accommodation comprises:

Hallway

12'1" x 3'6"

Loft access. Wall mounted thermostat controls.

Reception Room

12'1" x 14'10"

Light and airy reception room. TV aerial point.

Kitchen

8'11" x 12'11"

Fitted with wall and base units with work surfaces over, one and a half bowl resin sink unit and drainer with mixer tap over, cooker point with extractor over, plumbing for a washing machine and wall mounted consumer unit. Cupboard housing the wall mounted 'Valliant' combination boiler.

Sun Room

7'7" x 19'3"

With polycarbonate roof, sliding door to the garden. Two feature wall lights.

Bedroom 1

12'1" x 9'4"

Spacious double bedroom. TV aerial point.

Bedroom 2

8'11" x 12'7"

Spacious double bedroom. TV aerial point. Sliding door to sun room.

Bedroom 3

8'11" x 7'11"

Bathroom

9'0" x 5'5"

Fitted with three piece suite comprising sit-in bath tub with electric shower over, hand wash basin with taps over and wc. Part tiled walls.

Driveway

Providing off street parking.

Garage

With up and over door.

Garden

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is mostly laid to lawn and features an impressive paved patio area.

Tenure

Freehold.

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 B.

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.

Viewing arrangements

By appointment through Choice Properties on 01507 472016.

Opening hours

Monday to Friday 9.00 a.m to 5.00 p.m.

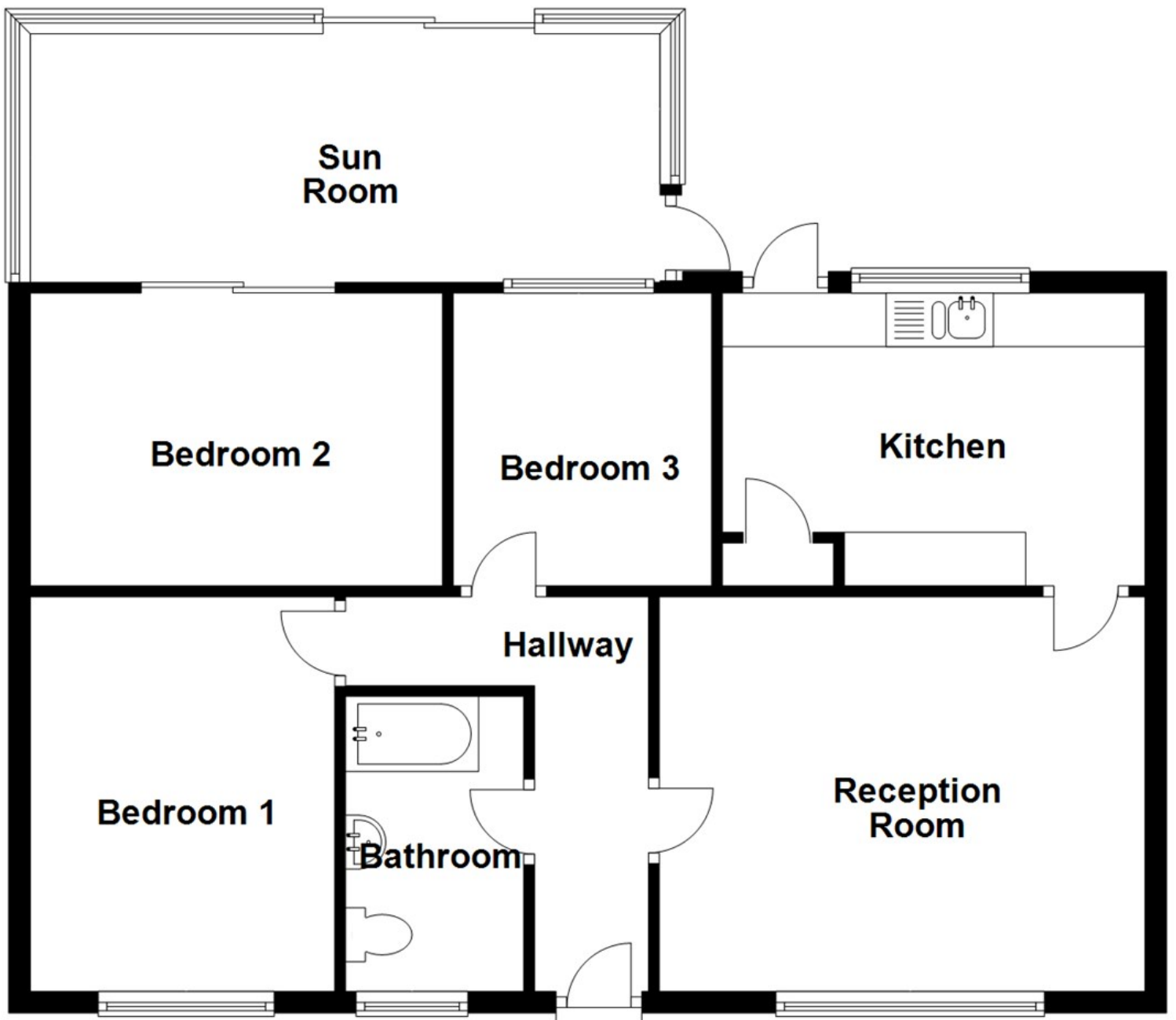
Saturday 9.00 a.m. to 3.00 p.m.

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

Upon leaving the Mablethorpe office head North towards the traffic lights and turn right onto the High Street, at the pullover turn left onto Quebec road. Travel along Quebec road until you reach the cinema then take your immediate left onto Golf Road, take your fourth turn left onto Jacklin Crescent and The Green is the first turning on your right hand side. Number 12 can be found at the bottom of the right hand side.

