



CHOICE PROPERTIES

Estate Agents

62 The Strand,
Mablethorpe, LN12 1BQ

Price £189,950



Choice Properties are delighted to offer for sale this fantastic two bedroom semi detached bungalow, boasting a generously sized layout throughout and situated in a sought after residential spot, just a short walk to the beach and within close proximity to the local amenities. The bungalow is also fully wheelchair accessible. Early viewing is advised to avoid missing out.

The generously proportioned and abundantly light and bright accommodation comprises:

Kitchen

13'7" x 7'7"

Fitted with a range of wall and base units with worktops over, one bowl resin sink unit with drainer and stainless steel mixer taps, integral 'Zanussi' oven, four ring induction hob, integrated fridge and freezer, plumbing for a washing machine, wall mounted 'Vaillant' combination boiler, extractor fan, cupboard housing new consumer unit, USB points.

Reception Room

17'6" x 11'1"

Spacious light and airy reception room, TV Aerial point, telephone point.

Lobby

2'6" x 2'5"

With loft access - Insulated, partly boarded with ladder and lighting.

Bedroom 1

11'11" x 8'4"

Spacious double bedroom, patio door to the rear aspect leading into the garden.

Bedroom 2

9'2" x 10'4"

Spacious double bedroom overlooking the garden.

Shower Room

6'4" x 7'7"

Fitted in a wet room design with a mains fed shower over, hand wash basin with mixer tap and WC with cistern lever, part tiled/part mermaid boarded walls and an extractor fan.

Driveway

Providing off road parking.

Garage

19'07" x 9'06"

Spacious garage with electric roller door, power and lighting, pedestrian door to the side aspect.

Garden

To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries, paved for ease of maintenance. The rear garden additionally benefits from an undercover decked seating area and rear access to the garage.

Tenure

Freehold.

Viewing arrangements

By appointment through the Choice Properties Mablethorpe 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,

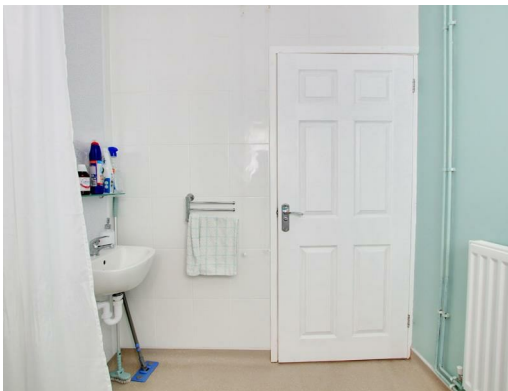
LN9 6PH

Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

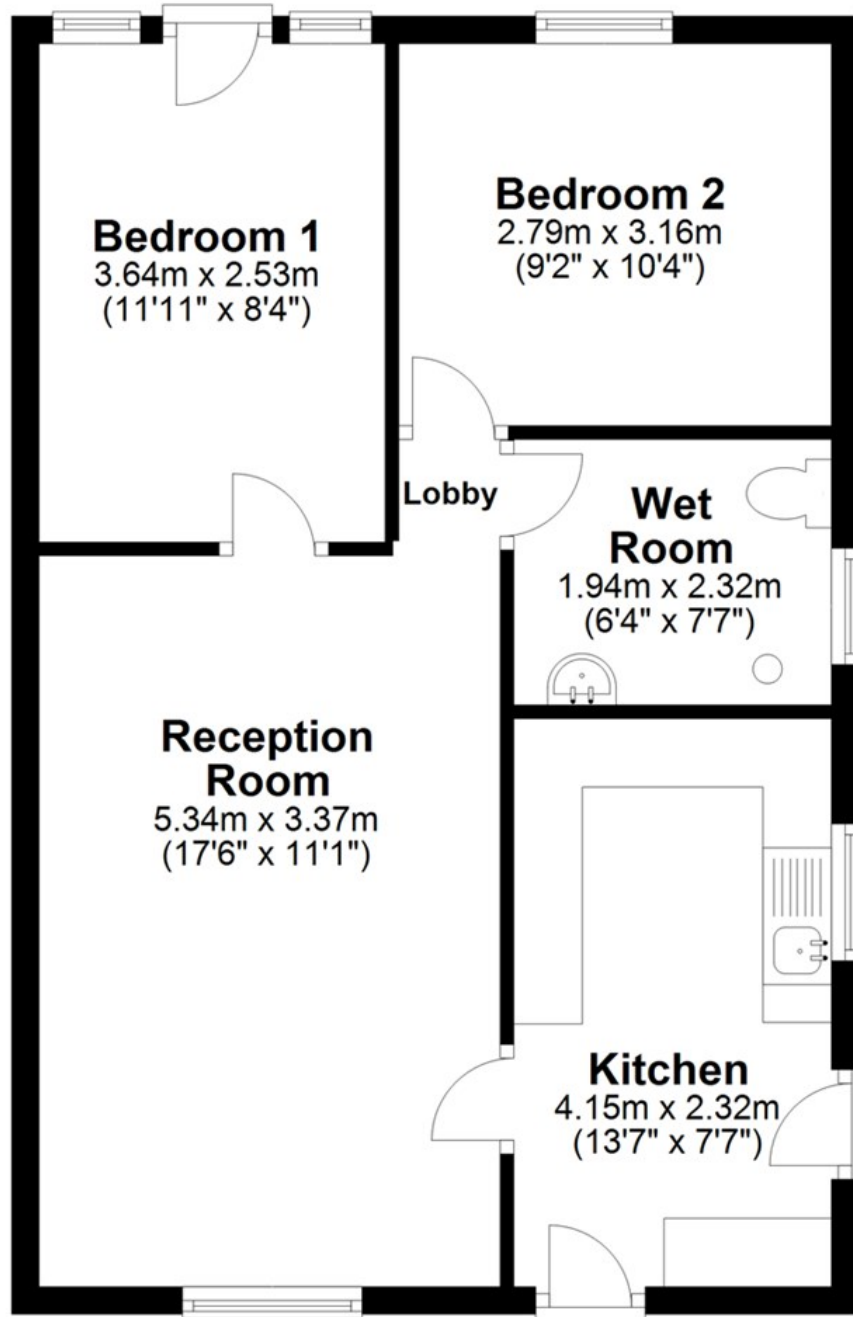
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

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 north along Victoria Road, at the traffic lights turn left onto the High Street, carry on past the CO-OP supermarket, take your next left onto the Strand.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			68
(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	

