



# CHOICE PROPERTIES

*Estate Agents*

9 North Road,  
Mablethorpe, LN12 2QD

Price £240,000



Choice Properties are delighted to present this spacious two bedroom detached bungalow, occupying a sought after residential position. Benefiting from two reception room and well kept, private gardens, this is not one to be missed! Contact our Sutton-On-Sea branch to arrange your viewing!

With the benefit of gas central heating and UPVC double glazing the well laid out internal accommodation comprises:

**Entrance door to:**

**Sun Room**

3 radiators. Internal door to the garage.

**Hallway/Study**

Radiator. Smoke alarm.

**Kitchen**

Fitted base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Gas cooker point. Plumbing for washing machine. Part tiled walls.

**Lounge**

Gas fire set in feature tiled surround. Radiator.

**Inner Hall**

Access to the loft area.

**Shower Room**

Shower enclosure with mixer shower, wash hand basin and w.c. Part tiled walls. Tiled floor. Heated towel rail. Cupboard housing the gas combination boiler which supplies the central heating and hot water.

**Bedroom 1**

Radiator. Double doors leading out to the rear garden.

**Bedroom 2**

Radiator.

**Driveway**

With timber gates.

**Garage**

With double opening timber doors. Power and lighting. Electric meter. Internal door to the Sun Room.

**Gardens**

To the front of the property is a lawned garden with feature planting. To the rear is a paved and gravelled garden.

**Tenure**

Freehold

**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](http://www.e-lindsey.gov.uk)

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

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 34 High Street, Sutton on Sea, Lincolnshire. Tel 01507 443777.

## **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.

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.









Approximate total area<sup>m</sup>  
1080 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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# Directions

From our office head North along the A52 towards Trusthorpe. As you enter Trusthorpe take the next left onto Main Street and then right onto North Road. Number 9 is on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			69
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

