



# CHOICE PROPERTIES

## *Estate Agents*

3 Acorn Close,  
Mablethorpe, LN12 2GR

Price £260,000



Choice Properties are delighted to present this most spacious detached two bedroom bungalow situated in a fantastic position at the heart of Sutton on Sea, close to the beach and local amenities. The property further benefits from generously sized low maintenance garden and driveway with parking. Early viewing is highly advised!

The immaculately presented property has the added advantage Gas Central Heating and UPVC Double Glazed Windows & Doors. The abundantly light and well laid out internal accommodation comprises:

### **Hallway**

3"7 x 15"9

Built in storage cupboards , loft access. Doors leading too:-

### **Kitchen**

7"6 x 10"8

Fitted with a modern range of wall and base units with complementary worksurfaces over, one and half bowl stainless steel sink and drainer, integrated cooker, space for fridge/freezer, plumbing for a washing machine, partly tiled walls, obscure double glazed door to side aspect. Radiator.

### **Reception room**

11"6 x 16"4

Light and airy reception room, Featured with French doors leading to the rear of the property. TV Aerial point. Radiator.

### **Bedroom 1**

9"4 x 11"4

Spacious double bedroom. Fitted wardrobe and bridging unit. Double glazed window to the rear aspect. Radiator.

### **Bedroom 2**

9"3 x 8"11

Light and airy double bedroom. Fitted wardrobes. Double glazed window to front aspect. Radiator.

### **Shower room**

5"8 x 6"10

Fitted with a white three piece suite comprising tiled shower cubicle, wash hand basin set into featured vanity unit, w.c., towel radiator.

### **Summer house**

12"7 x 8"0

Fitted with power and lighting.

### **Driveway**

Block paved driveway providing off road parking for two vehicles.

### **Garage**

8"9 x 17"6

Fitted with power and lighting, electric roller door, EV Charging point, Pedestrian access to the rear.

### **Garden**

To the rear of the property you will find a generously sized and low maintenance garden with timber fencing to the boundaries. There is a spacious paved patio seating area which is ideal for relaxing in the sunshine or outdoor dining. A gate to the side of the property provides access to the front of the property.

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

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

### **Viewing arrangements**

Viewing by Appointment through Choice Properties, Sutton - On - Sea , 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.

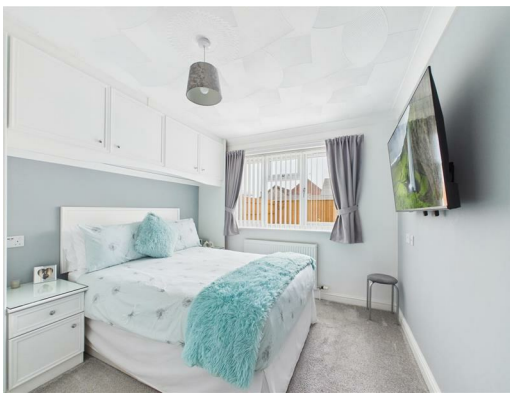
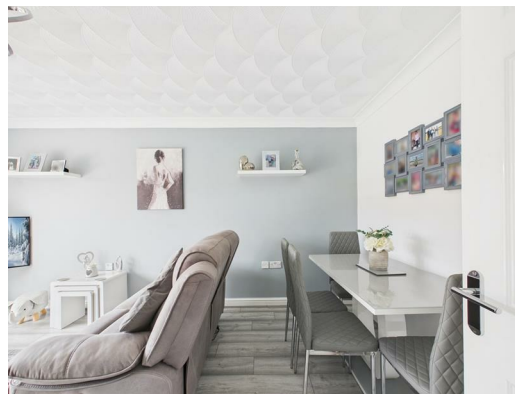
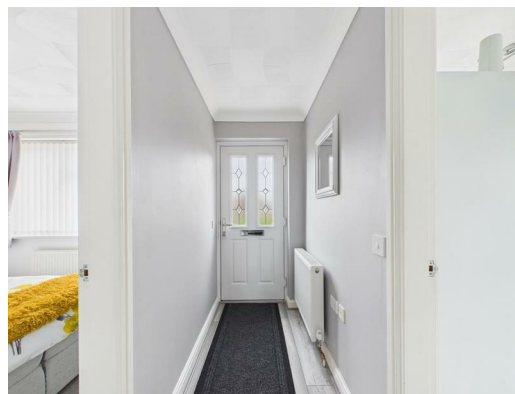
### **Making an Offer**

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 license. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

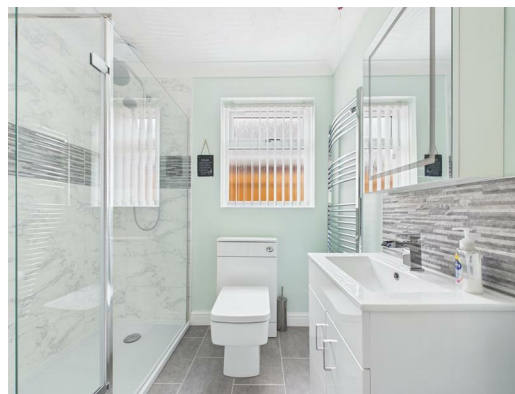
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.











Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
844 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Directions

From our office turn right onto High Street and up to the small roundabout where you will continue over onto Alford Road (A1111). Take the next available turning on the right into Marine Avenue West. Continue down this road until you see Acorn Close and number 3 will be found on you left.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	69		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

