



# CHOICE PROPERTIES

*Estate Agents*

2 Morrison Close,  
Mablethorpe, LN12 2LU

Price £235,000



It is a pleasure for Choice Properties to introduce to the market this spacious and well maintained two bedroom detached bungalow, situated in a quiet residential cul-de-sac location within close reach of both the local amenities and beaches of Sutton on Sea. Offered a generously proportioned layout, driveway, garage and privately enclosed garden, early viewing is most certainly advised; with the property being further offered with no onward chain.

Fitted with a new mains gas combination boiler and benefiting from uPVC double glazing throughout, the abundantly light and bright accommodation comprises:-

### **Hallway**

11'09" x 5'04"

From uPVC entrance door leading into the hallway, with the wall mounted thermostat, built in storage cupboard, access to the loft, a telephone point and doors to:

### **Reception Room**

11'04" x 18'05"

Light and airy reception room benefiting from a bow window to front aspect and fitted with a freestanding electric feature fireplace set in a feature surround with a wooden mantle, TV aerial and telephone point.

### **Kitchen**

8'09" x 11'07"

Well maintained kitchen fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring 'Baumatic' electric hob with extractor hood over, integrated 'CDA' electric oven, space for a freestanding fridge/freezer, space and plumbing for a washing machine, breakfast bar area, TV aerial and partly tiled walls.

### **Bedroom 1**

8'08" x 11'10"

Spacious double bedroom fitted with a built in double wardrobe with mirrored sliding doors.

### **Bedroom 2**

8'08" x 8'09"

Double bedroom with a built in double wardrobe with mirrored sliding doors. Double opening 'French' doors to the:

### **Conservatory**

9'04" x 8'05"

Featuring triple aspect windows, wall lighting, a radiator, a polycarbonate roof and double opening 'French' doors to the rear garden.

### **Shower Room**

5'07" x 6'09"

Fitted with a three piece suite comprising a corner shower cubicle with sliding doors and an electric 'Triton T80 Easi' shower over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity and mermaid boarded walls.

### **Driveway**

Providing off road parking.

### **Garage**

8'10" x 15'09"

With an up and over door, power and lighting, space for a freestanding tumble dryer and the garage also houses the wall mounted consumer unit as well as the wall mounted 'Worcester' combination boiler; which is only approximately 1 month old, and supplies both the central heating and hot water systems.

### **Garden**

To the rear of the property you will find a privately enclosed garden laid with shingle for ease of maintenance, with timber fencing to the boundaries. The rear garden additionally benefits from a paved patio seating area as well as an array of well established shrubbery to the borders.

## **Tenure**

Freehold.

## **Viewing arrangements**

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

## **Opening hours**

Monday - Friday: 9:00am - 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**

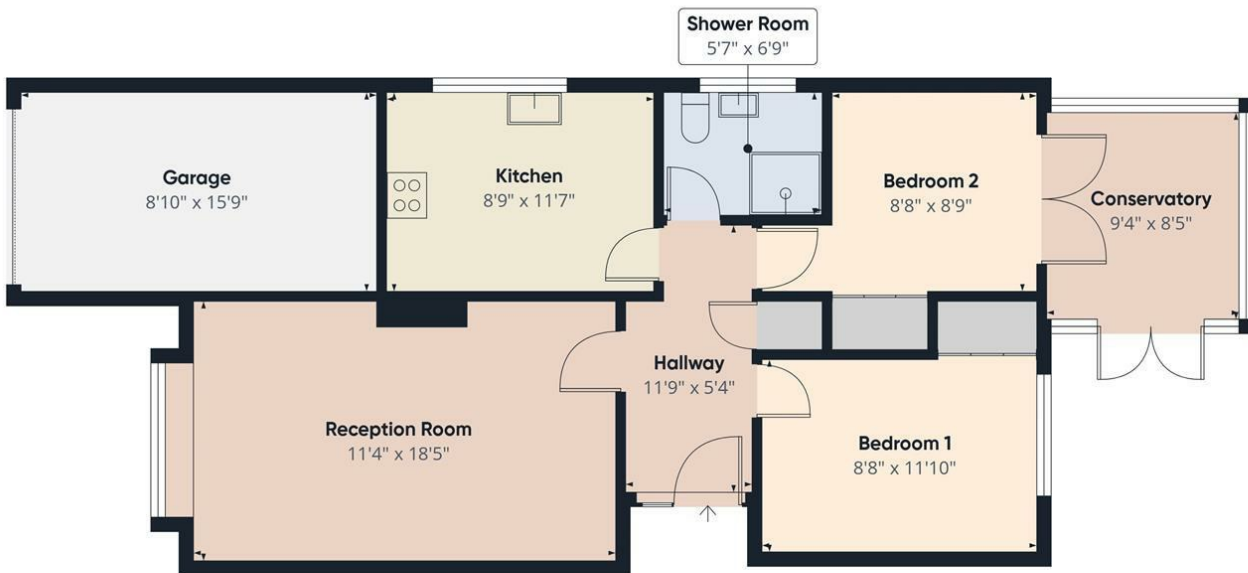
Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

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

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>  
858 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 Sutton on Sea office head right along the High Street, continue forward at the mini roundabout then take your next right into Marine Avenue West. Now take the next left on to Morrison Close.

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

