CHOICE PROPERTIES

Estate Agents

52 St Andrews Road, Mablethorpe, LN12 1JA

Price £210,000

Choice Properties are pleased to offer for sale this two bedroom detached bungalow benefiting from privately enclosed gardens driveway, garage and a well maintained interior. Situated in a residential position, early viewing is advised with the property being situated close to both the local amenities and golden sandy beaches on offer.

The Property Ombudsman
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Benefiting from electric heating and uPVC double glazing throughout, the well maintained accommodation comprises:-

Kitchen
8'09" x 7'00"
Fitted with wall and base units with work surfaces over. Single bowl stainless steel sink with mixer tap and drainer. Four ring 'Beko' electric hob with extractor hood over. Integral over. Space for fridge freezer. uPVC window to front aspect. Part tiled walls Plumbing for dishwasher. Part tiled walls. External door leading to driveway. Thermostat.

Reception Room
9'10" x 13'09"
Fitted with a feature electric fireplace with hardwood mantel and brick surround. Space for dining room table. Radiator. Internal doors to all rooms. Power points. Tv aerial point. Telephone point. uPVC window to side aspect. Thermostat.

Utility Area
9'07" x 5'02"
Access to loft via loft hatch. Plumbing for washing machine. Hot water tank. uPVC window to side aspect. Radiator. Power points. External uPVC door to rear garden.

Bedroom 1
9'07" x 8'07"
Double bedroom with uPVC window to rear aspect. Radiator. Power points. Tv aerial point. Spot lighting.

Bedroom 2
8'09" x 6'11"
With uPVC window to front aspect. Radiator. Power points. Telephone point. Thermostat.

Bathroom
8'06" x 4'09"
Fitted with a three piece suite comprised of a panelled bath with chrome mixer tap and shower attachment over, a wash hand basin set over vanity unit with chrome mixer tap, and a push flush wc. Part tiled walls. Spot lighting. Heated towel rail. Extractor. Frosted uPVC window to rear aspect.

Driveway
Gravelled driveway providing off road parking for several vehicles.

Garage
Detached garage with up and over garage door.

Garden
The property is fronted by a well maintained lawned garden with a slate border and gravelled path with feature stepping stones. To the rear of the property you will find a large garden which has been laid to lawn. Fence panels edge the boundaries and there is also a useful double bin storage outbuilding. This impressive garden also features a patio area with foundations already in place for someone to add a conservatory in the future should they wish to.

Tenure
Freehold.

Viewing arrangement
By appointment through Choice Properties on 01507 472016.

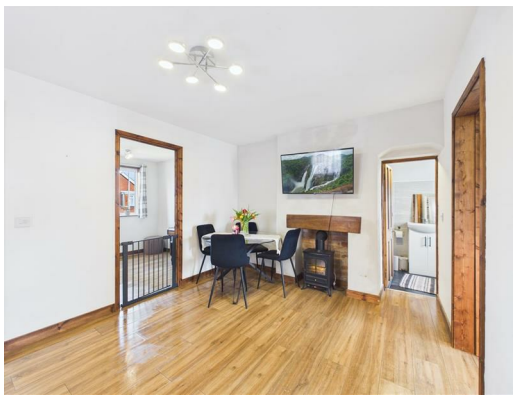
Opening hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

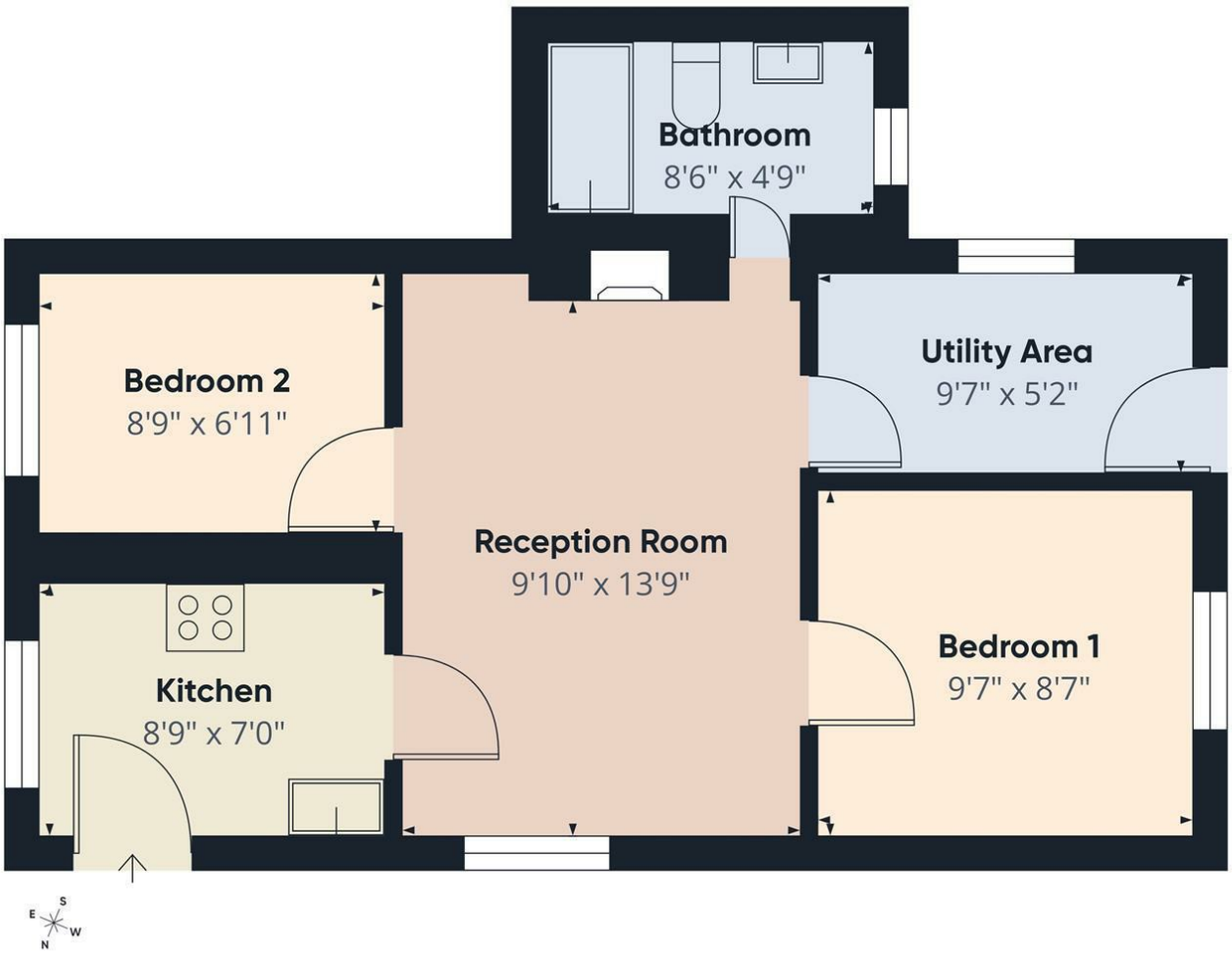
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you 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. 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(1)

436 ft²

(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

Upon leaving our 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. Your first turning on the left hand side will be St. Andrews Road.