CHOICE PROPERTIES
Estate Agents

67 Marian Avenue, Mablethorpe, LN12 2DZ

Reduced To £265,000

Choice Properties are delighted to bring to the market this spacious three bedroom detached bungalow with a sun room, spacious driveway, garage and attractive gardens front and back. This fantastic property is located in a quiet, peaceful location and early viewing is advised with the property being offered with no onward chain.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel: (01507) 472016 Email: mablethorpe@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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The abundantly light and bright accommodation comprises:

Entry
3'11" x 2'00"
Door leading to:-

Hallway
4'09" x 3'11" extending to 19'00" x 4'08"
Loft access, radiator, doors leading to:-

Kitchen
9'08" x 8'03"
Fitted with a range of wall and base units, gas hob , inset one and half bowl sink with mixer tap and drainer, space for appliances, double glazed window to rear aspect.

Reception Room
15'10" x 11'04"
Light and airy reception room, feature electric fireplace, radiator, door leading to:-

Bathroom
8'05" x 6'08"
Four piece suite comprising low level w.c, vanity unit hand basin with mixer tap, panelled bath with mixer tap, shower cubicle, tiled walls, tiled floor, radiator.

Bedroom 1
12'05" x 9'07"
Spacious double bedroom, fitted wardrobes, radiator, double glazed window to front aspect.

Bedroom 2
12'05" x 8'11"
Double bedroom , fitted wardrobes, radiator, double glazed window to front aspect.

Bedroom 3
7'07" x 8'10"
Double bedroom with fitted wardrobes, radiator.

Sun Room
8'00" x 16'01"
With power and lighting, radiator, uPVC door leading to:

Summer House
9'11" x 7'06"
With double opening timber doors. The summerhouse is currently set out as a bar. These items will be removed from the property, but could be purchased during the sale at an additional cost.

Driveway
Paved driveway providing off road parking.

Garage
With a new electric roller door, power and lighting.

Gardens
The property is fronted by a lawned garden edged by attractive shrubbery. To the rear of the property you will find a well tended lawned garden with a further paved patio area. A summerhouse is also included in the sale and this garden benefits from a beautiful view.

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

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

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.

Viewing arrangements
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.

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.

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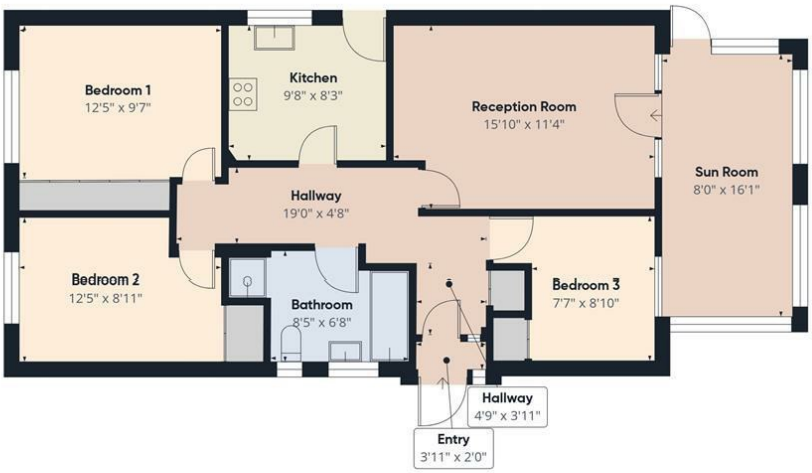

Floor 0 Building 1

Floor 0 Building 2

Approximate total area(1)

960 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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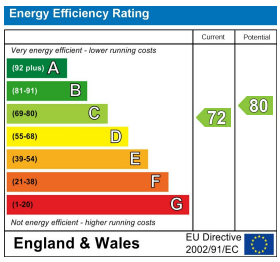
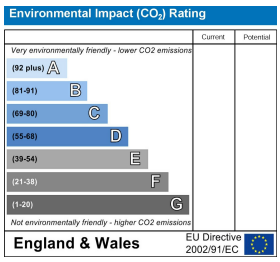
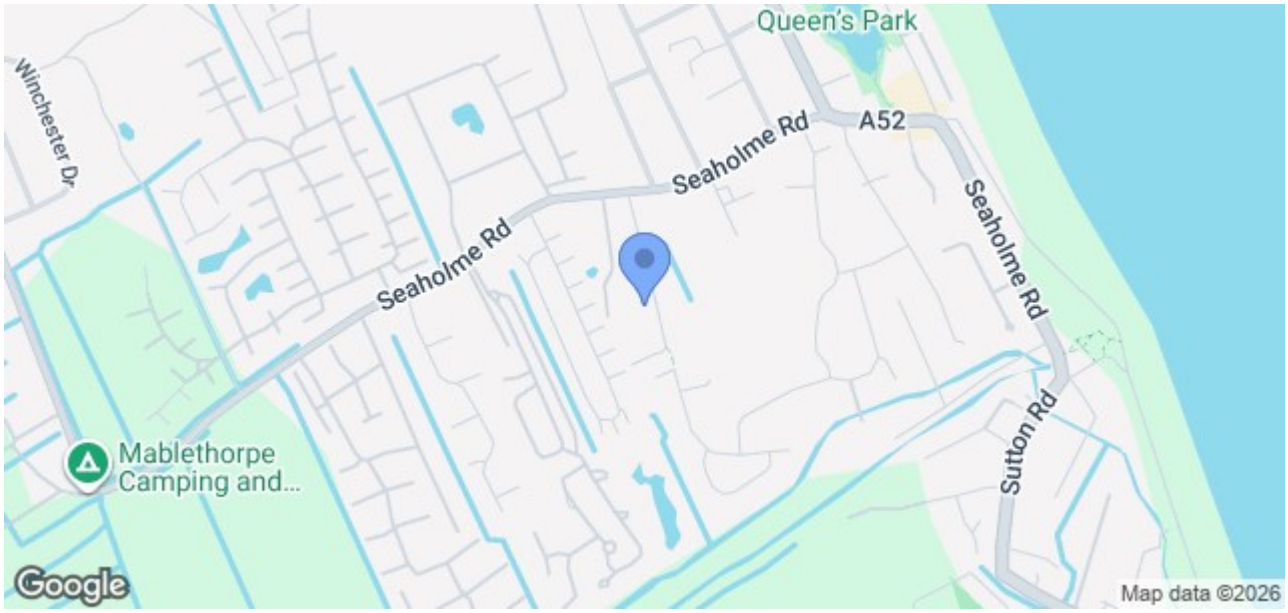
Directions

From our Mablethorpe office head South along Victoria Road, at the Eagle Hotel turn right onto Seaholme Road then immediately left into Dymoke Road. Follow this road round to the right which will bring you to Marian Avenue. Number 67 can be found on your left hand side.