CHOICE PROPERTIES
Estate Agents

# 21 Millfield,
# Mablethorpe, LN12 2PG

## Reduced To £189,950

Choice Properties are delighted to offer for sale this spacious three bedroom semi detached bungalow which is positioned at the end of a quiet private road only a short walk from the beach. This abundantly light and bright property offers a private garden and driveway with space for a motorhome or caravan and early viewing is recommended.

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 spacious accommodation comprises:

### Hall
2'11" x 7'08" extending to 11'10" x 3'07"
uPVC door leading into the L-shaped hallway with a built in airing cupboard (measuring 1'11" x 2'04") with shelving, access to the loft which houses the hot water cylinder and has a pull down ladder and plug in lighting, 'Hive' thermostat controls, telephone point and doors to:

### Kitchen
9'8" x 10'1"
Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four irng gas 'Cannon' hob, double electric 'Zanussi' oven, spaces for a freestanding fridg/freezer, freestanding freezer, freestanding tumble dryer and plumbing for a washing machine, tiled splashbacks and the kitchen also houses the wall mounted 'Valliant' condensing boiler and the wall mounted consumer unit.

### Reception Room
16'3" x 11'10"
Light and airy reception room benefiting from a large picture window to front aspect and fitted with a telephone point and TV aerial.

### Bedroom 1
12'4" x 10'1"
Spacious double bedroom with a picture window to rear aspect, TV aerial and telephone point.

### Inner Hallway
5'7" x 2'4"
Doors to:

### Bedroom 2
8'0" x 9'1"
Double bedroom.

### Bedroom 3
7'9" x 11'10"
Double bedroom with a picture window to rear aspect.

### Bathroom
6'6" x 6'0"
Fitted with a three piece suite comprising a panelled bath tub with mixer tap and shower attachment, hand wash basin with mixer tap and WC with dual flush button both built into vanity, part tiling to the walls.

### Driveway
Providing off street parking and space for a motorhome or caravan.

### Garden
The property is fronted by a well presented garden laid to lawn with beds full of plants and shrubs. To the rear of the property you will find a privately enclosed garden again laid to lawn with timber fencing to the boundaries, additionally featuring a useful timber and usefl metal shed, a fish pond and again beds with an array of beautifully presented plants and shrubs.

## Tenure
Freehold.

## Viewing arrangements
By appointment through Choice Properties on 01507 472016.

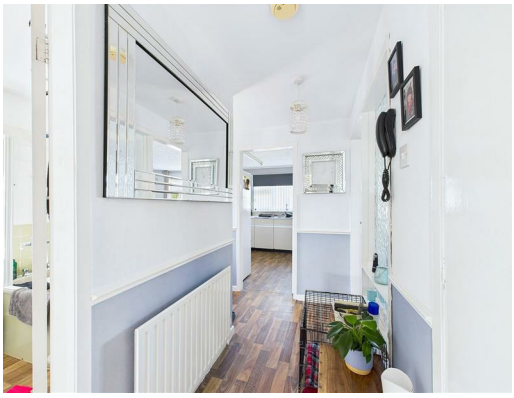
## Opening hours
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

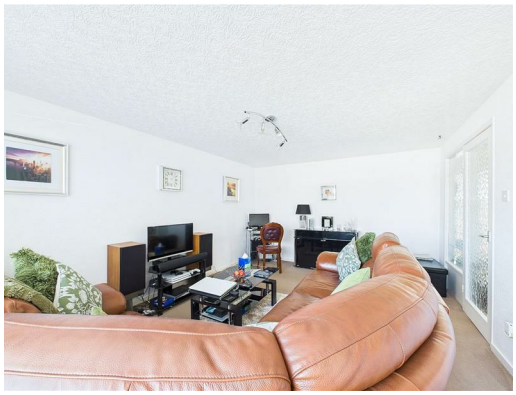
## Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If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

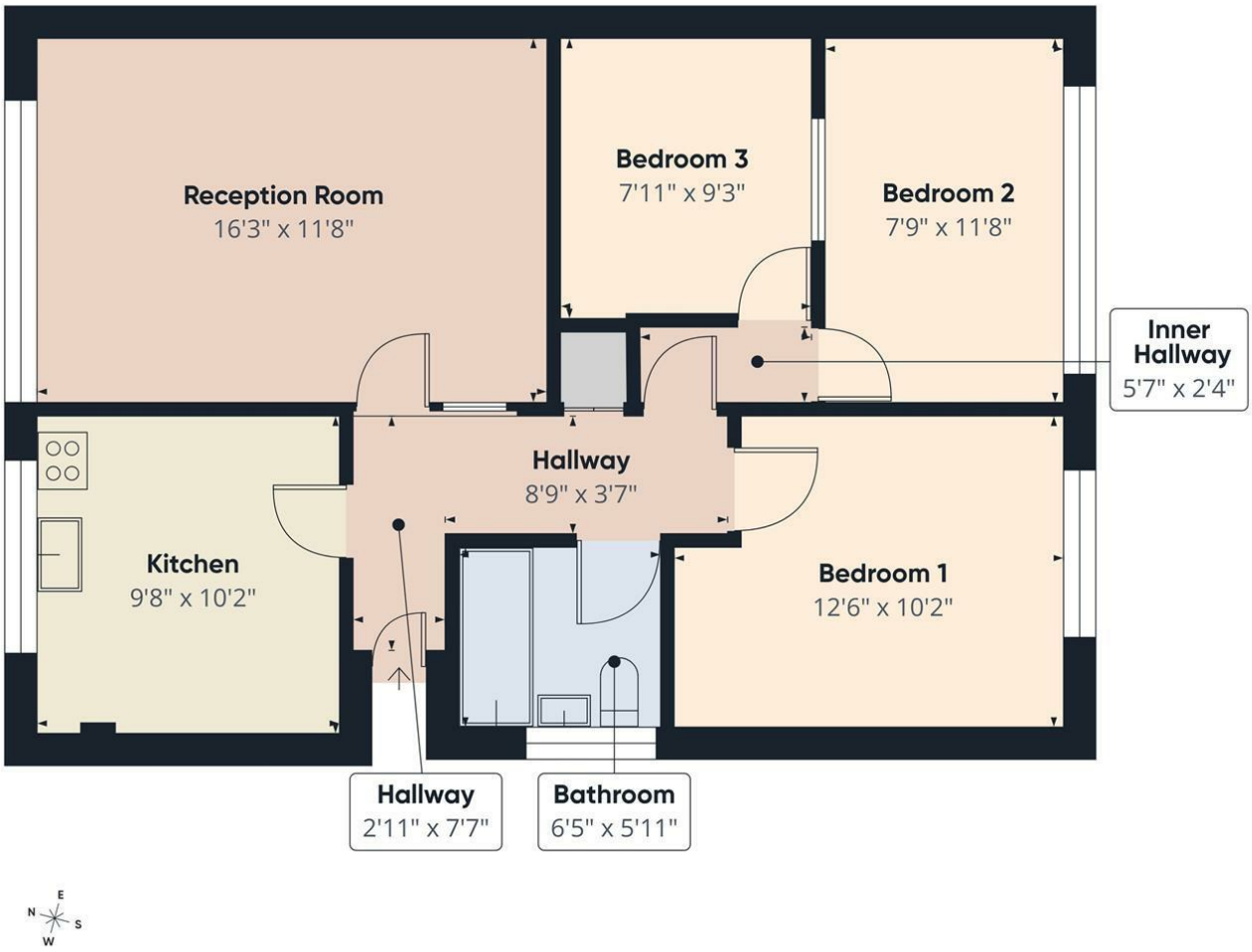
## Council tax band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

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. 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**(1)

692 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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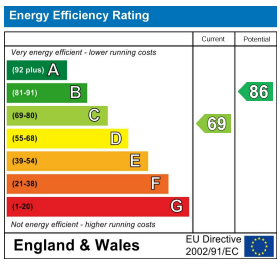
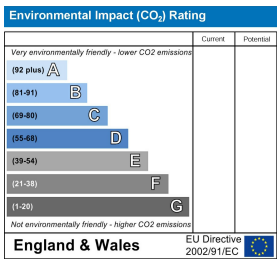
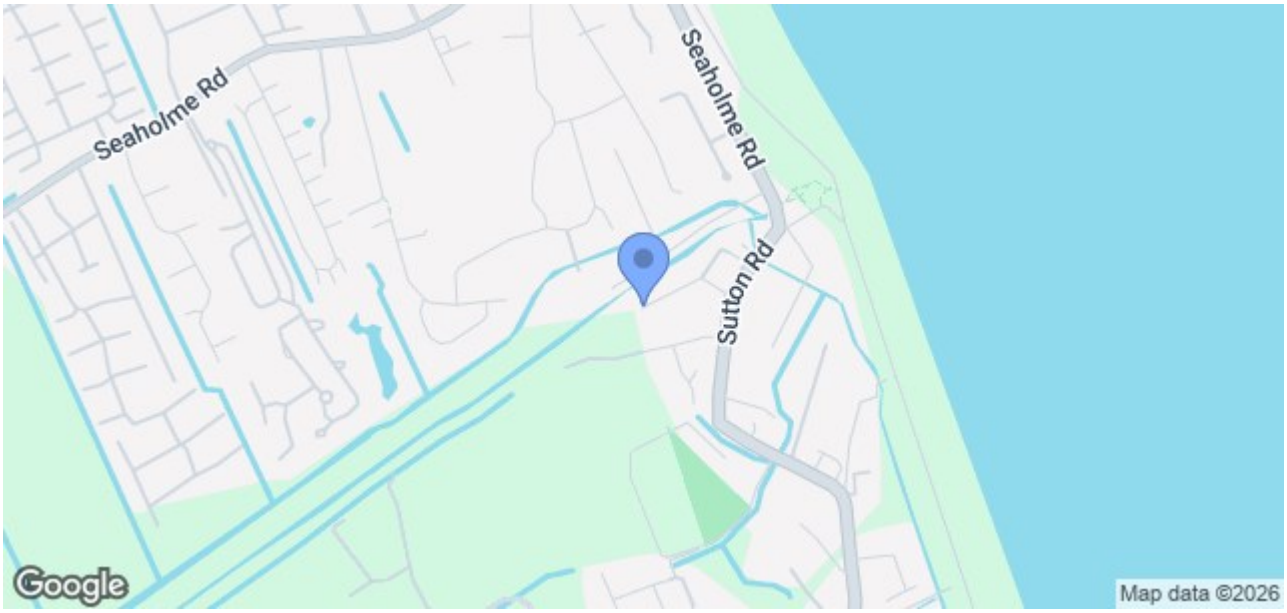
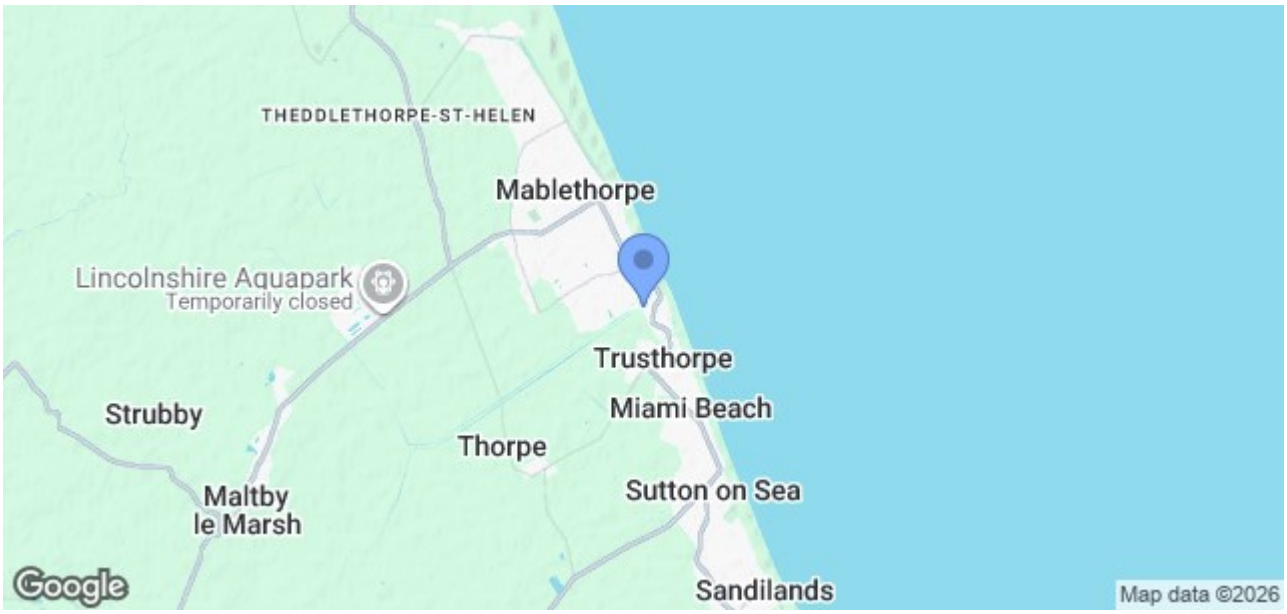
# Directions

From our Mablethorpe office head South along the A52 towards Sutton on Sea. When you reach Trusthorpe turn right into Millfield and number 21 can be found at the bottom of the road on your left hand side.