



# CHOICE PROPERTIES

*Estate Agents*

8 Millfield,

Mablethorpe, LN12 2PG

Reduced To £160,000



It is a pleasure for Choice Properties to bring to the market this two bedroom semi detached bungalow, tucked away and positioned on a private road, only a short walk from the sought after beaches of Mablethorpe. Being offered with no onward chain; early viewing is advised to avoid missing out on the property.

The abundantly light and bright accommodation benefits from a mains gas central heating system and comprises:

### **Covered Passageway**

22'09" x 6'09"

With timber gates to front and rear aspect, laminate flooring, space for utilities with worktop over and a polycarbonate roof. uPVC door leading to:

### **Kitchen**

5'03" extending to 8'05" x 5'10" extending to 8'10"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker, laminate flooring, part tiling to the walls, door leading to the utility area and the kitchen also features a cupboard housing the wall mounted consumer unit.

### **Utility Area**

5'11" x 5'06"

Fitted with wall units and spaces for appliances with worktop over, plumbing for a washing machine and laminate flooring.

### **Bathroom**

6'00" x 4'07"

Fitted with a panelled bath tub with mixer tap and shower attachment, pedestal hand wash basin with single hot and cold taps, tiled walls and an extractor fan.

### **Hall**

5'10" x 2'06"

With access to the loft, laminate flooring and doors to:

### **Reception Room**

13'02" x 10'03"

Light and airy reception room with three windows to front aspect, feature fireplace hearth, laminate flooring and a TV aerial and telephone point.

### **Bedroom 1**

10'01" x 8'10"

Double bedroom with a TV aerial.

### **Bedroom 2**

8'05" x 10'03"

Double bedroom with laminate flooring and an airing cupboard housing the wall mounted 'i-mini c24' combination boiler; supplying both the central heating and hot water systems.

### **WC**

2'08" x 5'10"

Fitted with a WC with dual flush button and part tiling to the walls.

### **Driveway**

Driveway to the front of the property providing off road parking for numerous vehicles.

### **Garden**

To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries, which is free of maintenance; being mostly laid with shingle, but additionally benefiting from a large decked seating area to the rear. The rear garden also features raised beds, providing space to plant a variety of plants and shrubs and a useful timber shed.

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

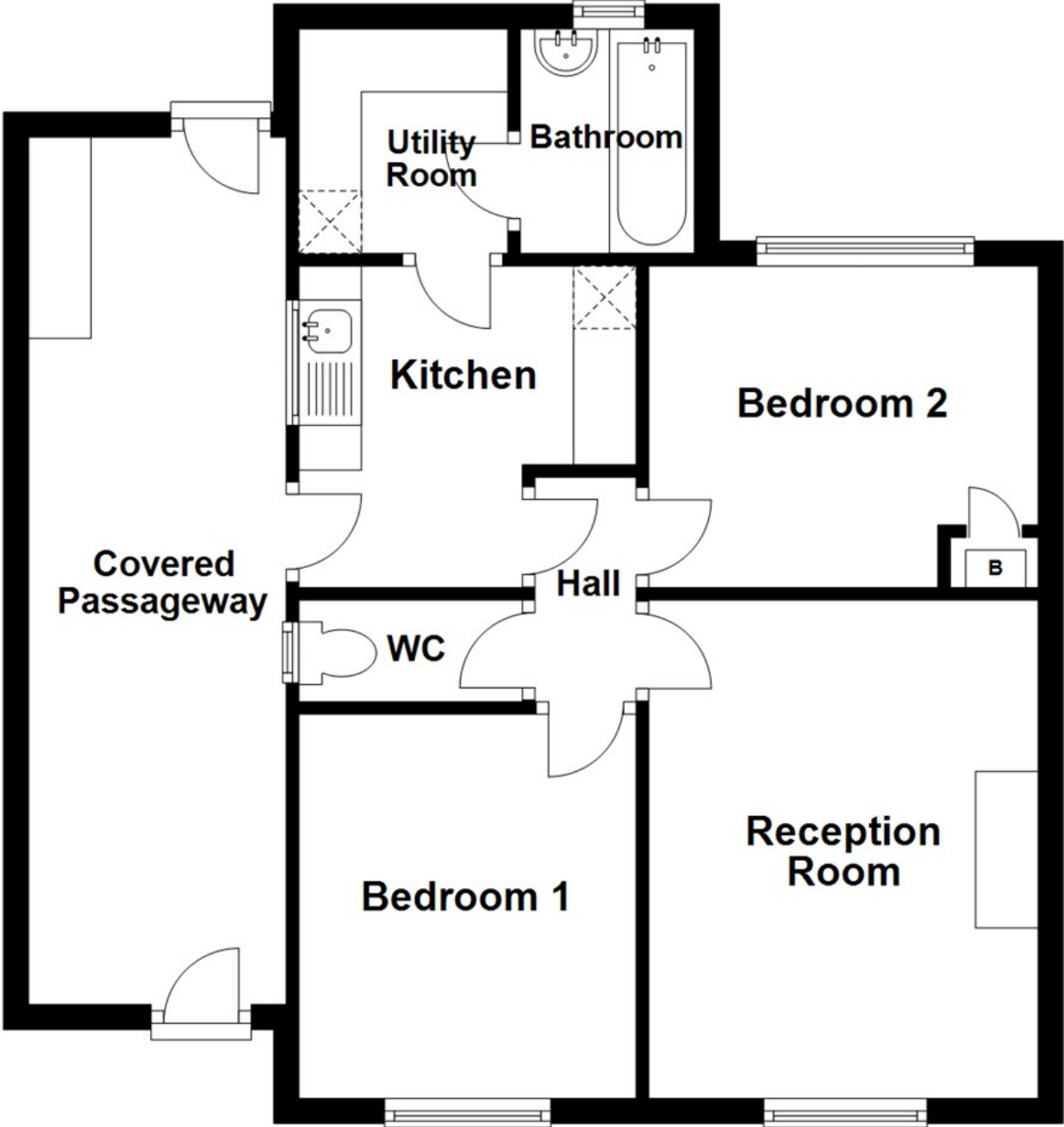
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

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.





# Ground Floor



# Directions

From our Mablethorpe office head South along the A52 towards Sutton on Sea. When you reach Trusthorpe turn right into Millfield and number 8 can be found on your right hand side.

