CHOICE PROPERTIES
Estate Agents

2 The Green, Mablethorpe, LN12 1JS

Reduced To £195,000

Choice Properties are delighted to bring to the market this most spacious two/three bedroom detached bungalow sitting on an impressive and sizeable plot and further offered with no onward chain. Situated in a quiet residential position close to both the local amenities and the golden sandy beaches, this is one not to be missed, so early viewing is advised.

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 generously proportioned and abundantly light and bright accommodation comprises:

Entrance Porch
4'5" x 7'3"
Front uPVC door leading into the entrance porch; with tiled flooring and double aspect frosted windows. Door through to the:

Hallway
L-shaped hallway providing access to the loft and housing the wall mounted thermostat. Doors to:

Reception Room
12'2" x 12'2"
Light and airy reception room benefiting from a large picture window to front aspect and fitted with an electric feature fireplace set in a feature surround, a TV aerial and telephone point.

Kitchen
8'10" x 13'0"
Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, spaces for a freestanding cooker and freestanding fridge/freezer, plumbing for a washing machine, part tiling to the walls and a door to the conservatory. The kitchen also houses the wall mounted consumer unit and features a cupboard housing the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

Conservatory
10'5" x 11'3"
With a polycarbonate roof, triple aspect windows, radiator and a uPVC door opening out in to the garden.

Bedroom 1
12'2" x 9'3"
Spacious double bedroom.

Bedroom 2
8'10" x 12'8"
Spacious double bedroom.

Dining Room/ Bedroom 3
8'10" x 7'9"
Previously the third bedroom, now used as a dining room; providing ample space for a dining table with an opening through to the kitchen.

Bathroom
9'1" x 5'9"
Fitted with a three piece suite comprising a bath tub with single hot and cold taps and mains fed shower head over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, part tiling to the walls.

Driveway
Providing off road parking.

Garage
With an up and over door and power and lighting.

Garden
To the rear of the property you will find a sizeable and privately enclosed garden, laid to lawn with timber fencing to the boundaries. The rear garden further features raised beds to the boundaries presenting space for an array of plants and shrubs.

Shed/Outbuilding
6'05" x 8'05"
Bricked shed/outbuilding.

Tenure
Freehold.

Viewing arrangements
Viewing by appointment through Choice Properties on 01507 472016.

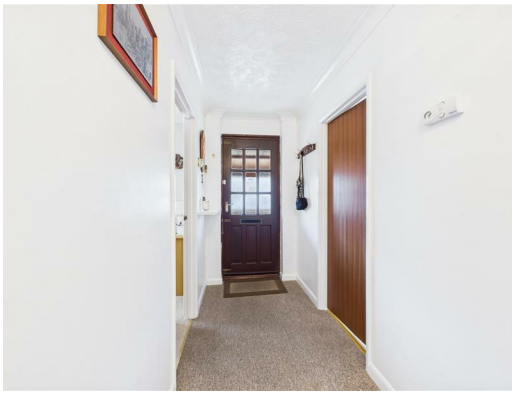
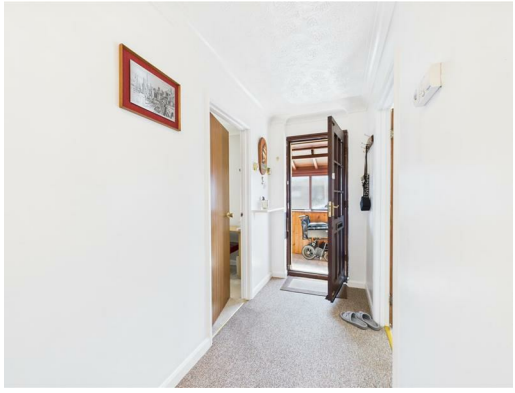
Opening hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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

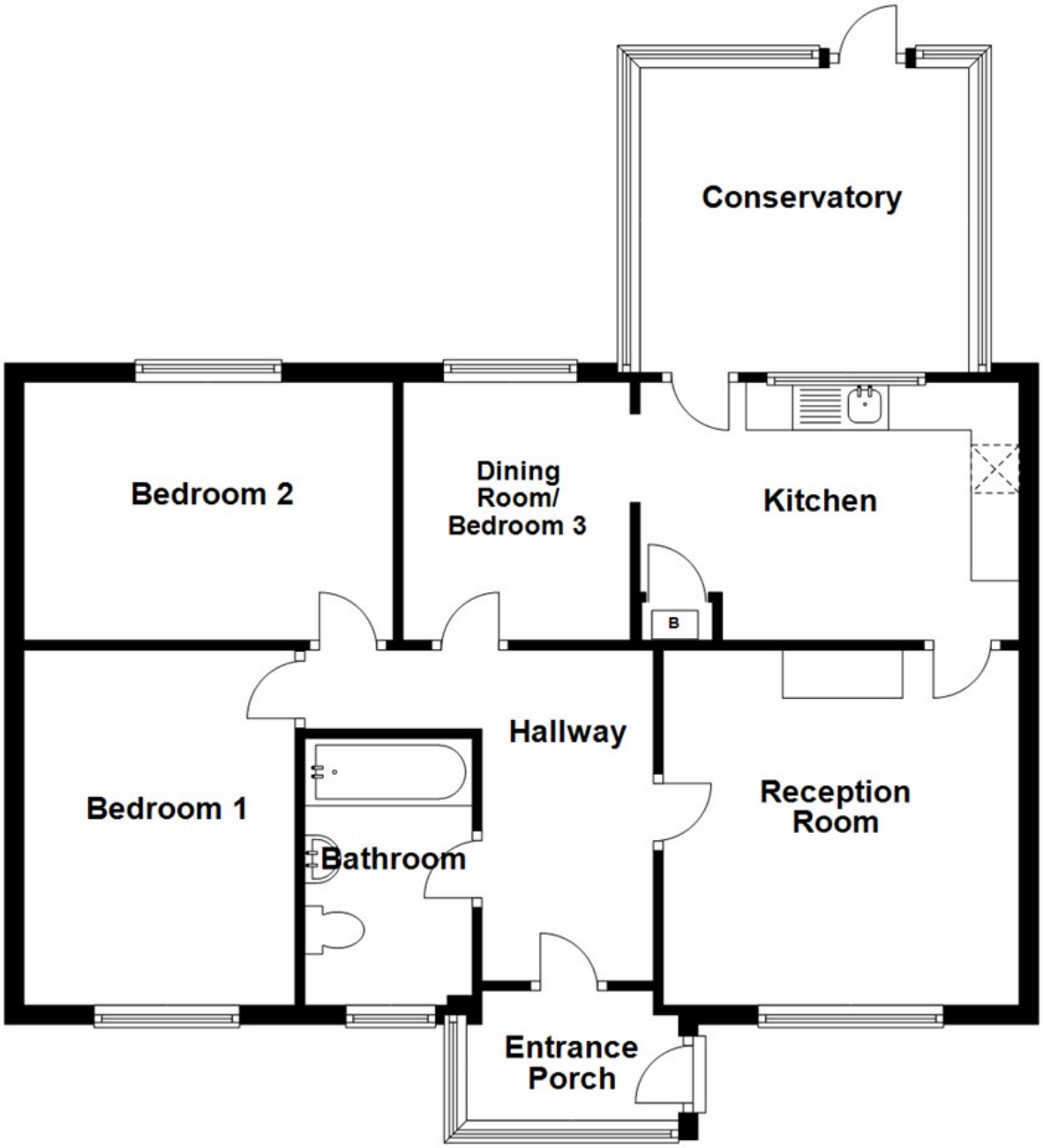
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - B.

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.

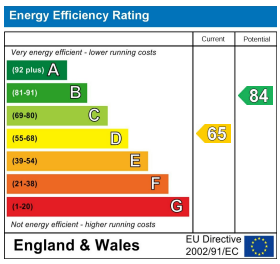
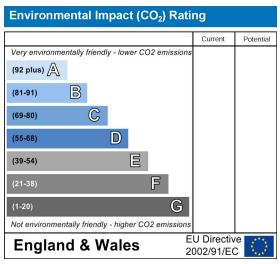
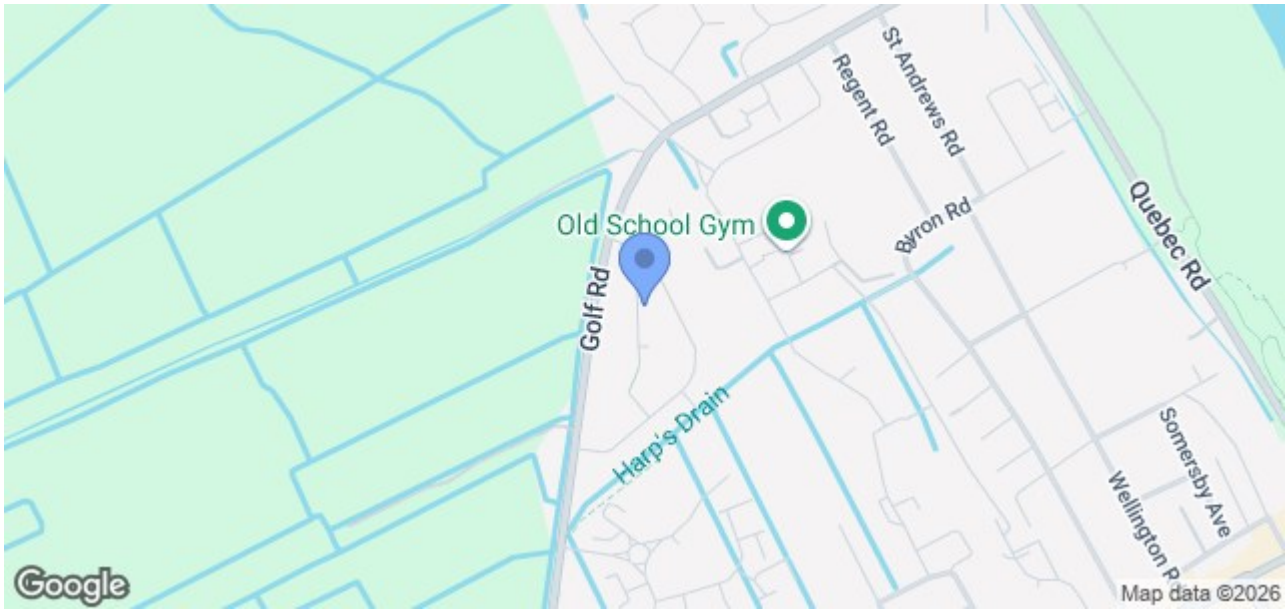
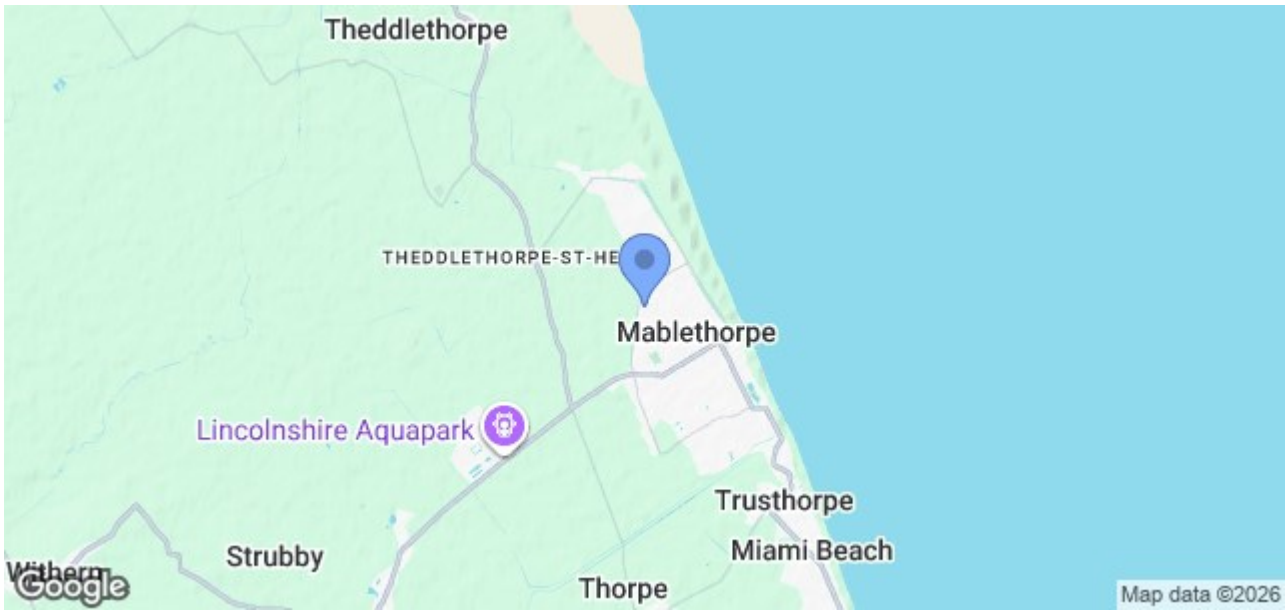



Ground Floor

Approx. 81.4 sq. metres (875.8 sq. feet)



Total area: approx. 81.4 sq. metres (875.8 sq. feet)

Directions

Upon leaving the 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, take your fourth turn left onto Jacklin Crescent and The Green is the first turning on your right hand side. Number 2 will be found not so far along, on your left hand side.