CHOICE PROPERTIES

Estate Agents

3 Harris Boulevard, Mablethorpe, LN12 2DY

Reduced To £239,950



It is a pleasure for Choice Properties to introduce to the market this beautifully presented four bedroom detached dormer-bungalow. Situated in a quiet residential position, only a short walk from both the local amenities and golden sandy beaches of Mablethorpe, the property offers a generously proportioned layout, privately enclosed gardens and off road parking. Early viewing is advised.

The Property Ombudsman
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The well maintained accommodation benefits from virtually all recently renewed triple glazed uPVC windows with Georgian bars throughout, a mains gas central heating system and comprises:-

Hallway
23'00" x 3'09"
Front uPVC door leading into the hallway with laminate flooring, feature picture rails, an under-stair storage cupboard, stairs to the first floor and doors to:

Reception Room
12'06" x 12'09"
Benefiting from dual aspect windows including an angled bay window to front aspect and fitted with a TV aerial and feature fireplace mantle and surround, providing space for a freestanding electric feature fireplace.

Dining Room
8'09" x 9'03"
Providing ample space for a dining table and fitted with a telephone point, laminate flooring and set in and open plan design with the:

Kitchen
10'00" x 7'06"
Fitted with a range of base units with worktop over, one bowl resin sink with drainer and mixer tap, four ring gas hob with stainless steel extractor hood over, integrated oven, inset spot lighting, triple aspect windows, tiled flooring, partly tiled walls and the kitchen also houses the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

Utility Area
6'04" x 7'09"
With space and plumbing for a freestanding washing machine and space for a freestanding dishwasher with worktop over, space for a freestanding fridge/freezer, fitted larder/pantry cupboard, tiled flooring, partly tiled walls, inset spot lighting and a uPVC door to the garden.

Bedroom 1
10'09" x 12'08"
Spacious double bedroom benefiting from dual aspect windows.

Bedroom 3
11'09" x 7'10"
Double bedroom with a telephone point.

Shower Room
8'07" x 5'04"
Fitted with a three piece suite comprising a large walk in shower enclosure with mains fed shower head over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, tiled flooring, partly tiled walls, inset spot lighting, heated towel rail and an extractor fan.

Landing
4'05" x 7'05"
With a 'Velux' style window and doors to:

Bedroom 2
9'01" x 9'01"
Double bedroom with a 'Velux' style window and access to the eaves.

Bedroom 4
11'04" x 9'06"
With various accesses to the eaves.

Bathroom
5'10" x 6'02"
Fitted with a three piece suite comprising a double ended roll top bath tub with mixer tap and shower attachment, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, partly tiled walls and a 'Velux' style window.

Driveway
Gravelled driveway providing off road parking.

Gardens
The property is surrounded by gardens which are of low maintenance, either found paved or laid with shingle. The garden provides multiple areas to be able to soak in the sunshine, enjoy outdoor dining or entertain guests. The rear garden additionally benefits from a useful timber shed and is fully and privately enclosed with timber fencing to the boundaries.

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.

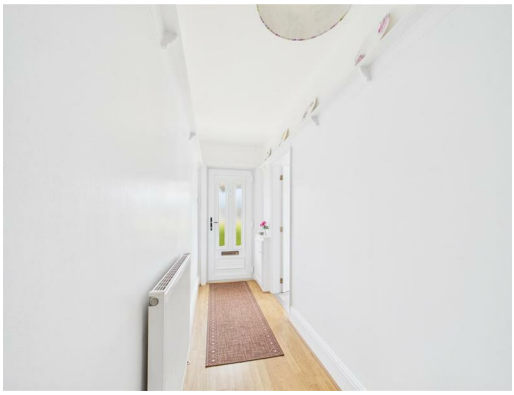
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you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

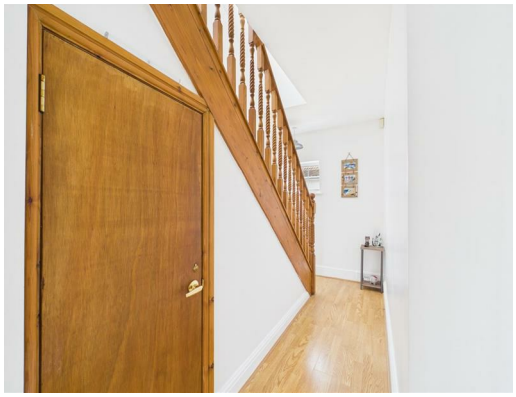
Council tax band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

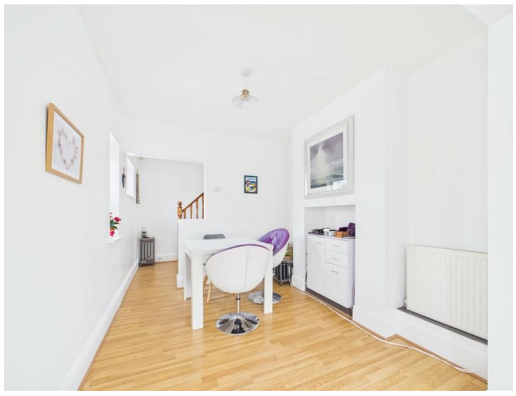
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - B.

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.









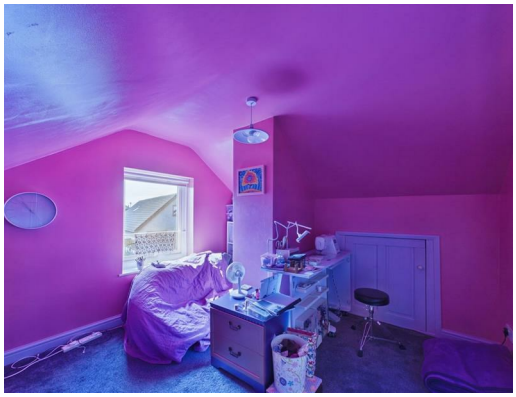


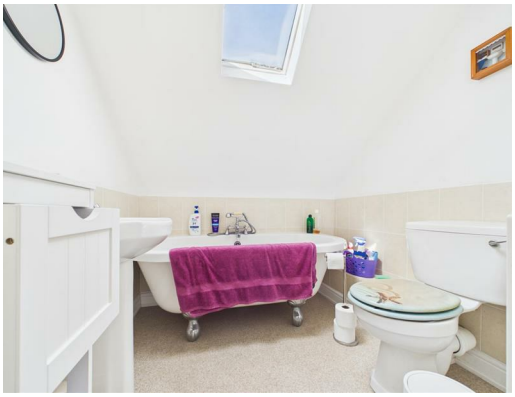


























Floor 0



Floor 1

Approximate total area(1)

1050 ft²

Reduced headroom

57 ft²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Directions

From our Mablethorpe office head south along Victoria Road, at the Eagle Hotel turn right onto Seaholme Road. Harris Boulevard is the third turning on your right hand side. As you come into Harris Boulevard, turn left and Number 3 is towards the end of the road leading back on to Seaholme Road.

