CHOICE PROPERTIES
Estate Agents

10 Long Acre, Mablethorpe, LN12 1JF

Price £215,000

Choice Properties are delighted to offer for sale this immaculate and spacious three bedrooms semi-detached dormer bungalow, occupying a pleasant position just moments away from the local amenities and the award winning Blue Flag golden sandy beaches. Presented to a high standard throughout and further benefitting from a driveway to the front and well kept garden to the rear, early viewing is certainly 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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Benefitting from uPVC double glazing and gas central heating, this spacious accommodation comprises:

Entrance Porch
With a polycarbonate roof, tiled flooring, uPVC entrance door.

Kitchen
Fitted with a range of wall and base units with work surfaces over, inset sink unit and drainer with mixer tap, four ring gas hob with extractor over, integrated double oven, space for large freestanding fridge/freezer.

Conservatory
With a polycarbonate roof and tiled flooring.

Reception Room
Light and airy reception room with double windows to the front aspect, including a large bow window. TV aerial point. Staircase leading to bedroom 3.

Bedroom 1
Spacious double bedroom with built in wardrobe and dressing table.

Bedroom 2
Bow window to the front.

Bathroom
Fitted with a modern three piece suite comprising a panelled bath tub with taps and shower attachment over, pedestal hand wash basin and dual flush wc. Tiled walls.

Bedroom 3
Spacious double bedroom. Dual aspect windows.

Garden
To the rear of the property is a privately enclosed garden with timber fencing to the boundaries, which is mainly laid to artificial turf for ease of maintenance and further benefits from a paved patio area and an undercover decked seating area.

Driveway
Providing off road parking to the front of the property.

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

Viewing Arrangements
By appointment through Choice Properties on 01507 472016.

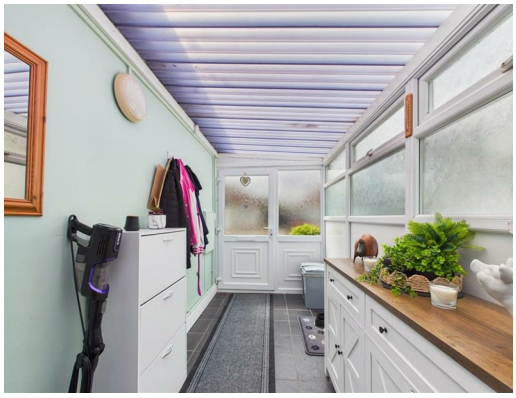
Opening Hours

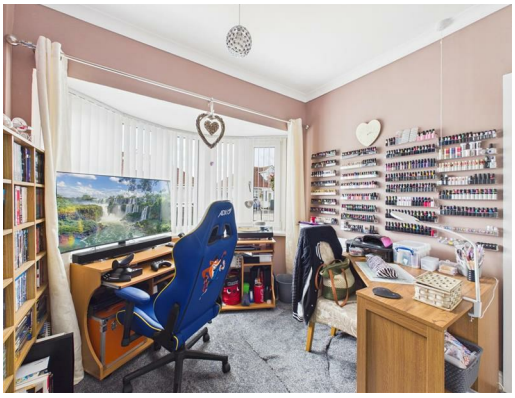
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

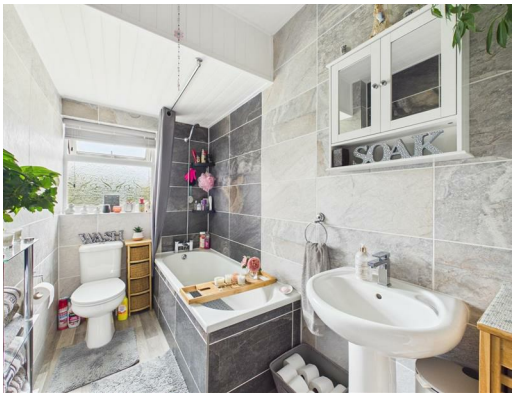
Making An Offer

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.

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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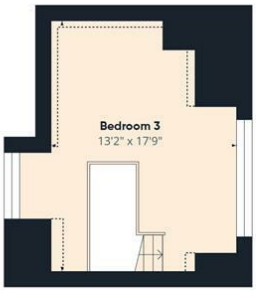
Floor 0



Floor 1

Approximate total area(1)

1055 ft²

Reduced headroom

18 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.

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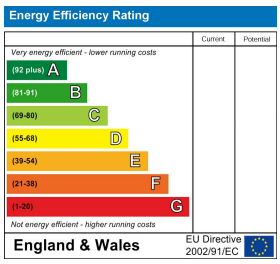
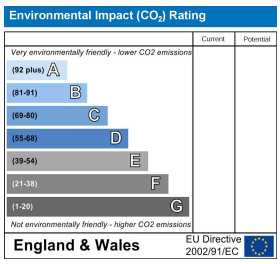
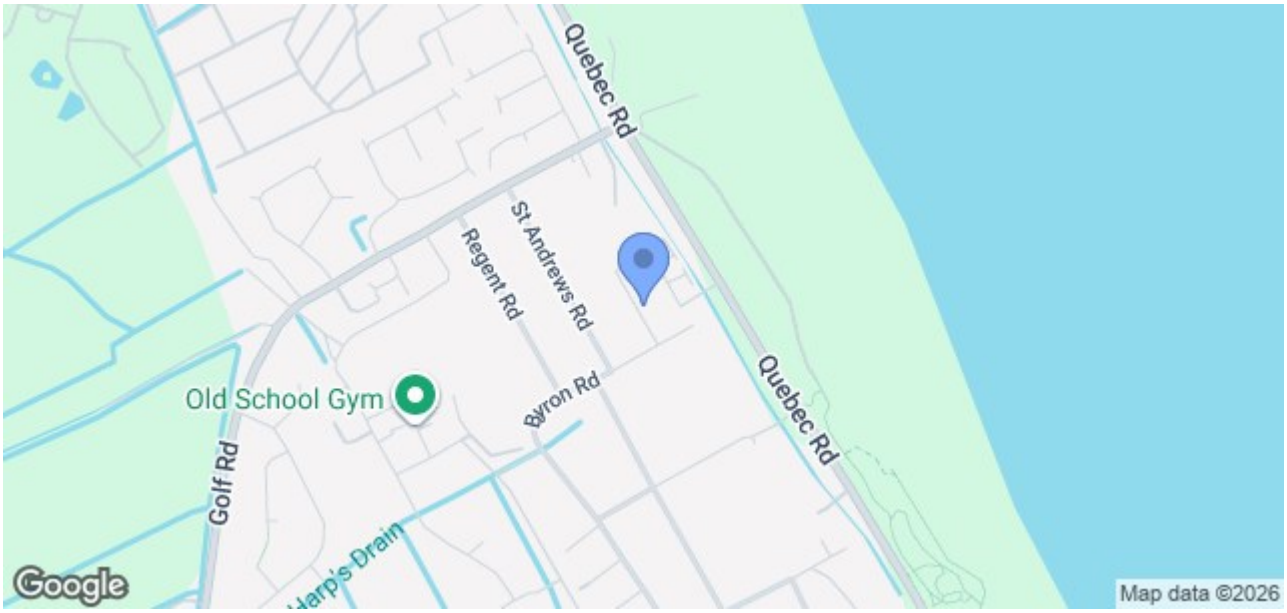
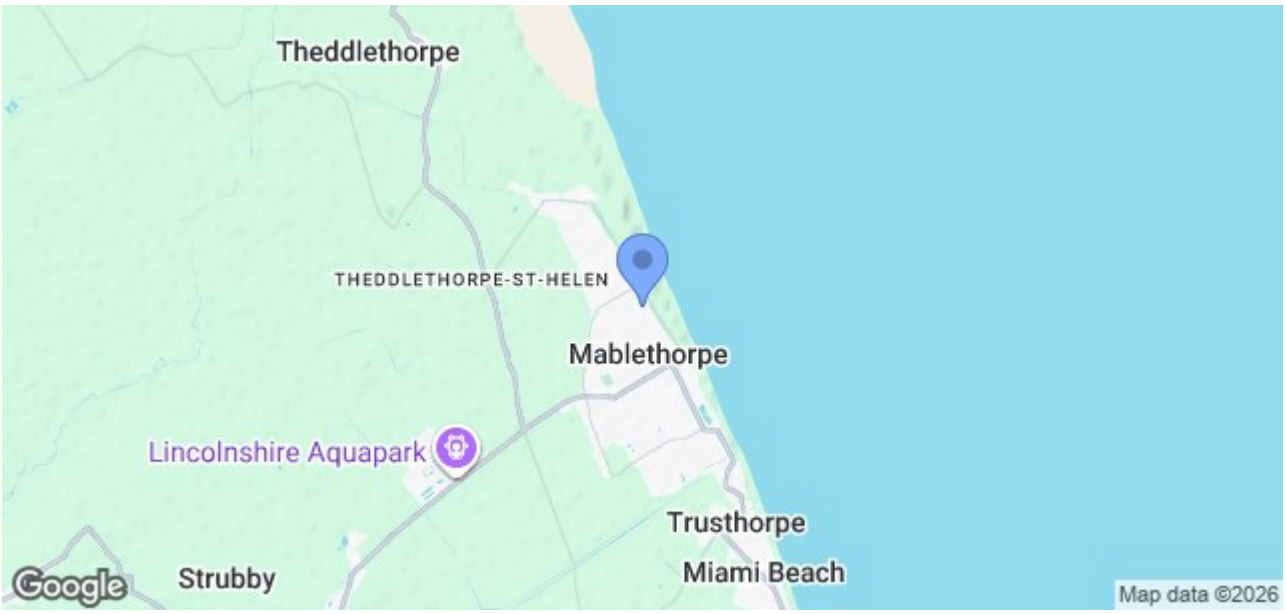
Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street and take your first right onto Wellington Road, then follow along to the bottom of this road. At the junction turn right onto Byron Road and then take your first left onto Long Acre. Number 10 can then be found on your right hand side.