



# CHOICE PROPERTIES

*Estate Agents*

86 Church Lane,  
Mablethorpe, LN12 2NU

Price £220,000



It is a pleasure for Choice Properties to bring to the market this spacious two bedroom detached bungalow which sits upon generously sized gardens and offers open views to the front. This fantastic property benefits from a large garage and is situated in a quiet residential location only a short walk from the local amenities and beach. Early viewing is advised.

The abundantly light and bright accommodation comprises:

### **Entrance Porch**

3'10" x 3'9"

Double opening doors leading to:

### **Hall**

12'10" x 3'9"

Housing the consumer unit and providing access to the loft. Doors leading to:

### **Reception Room**

12'5" x 11'11"

This abundantly light and bright reception room benefits from a bay window to front aspect, gas fire set in a tiled surround with wooden mantle, TV aerial and telephone point.

### **Kitchen**

10'5" x 11'11"

Fitted with wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, freestanding gas cooker with four ring gas hob, space for a fridge/freezer and plumbing for a washing machine. The kitchen further features double aspect windows, tiled flooring and part tiling to the walls, built in double storage cupboard and the wall mounted 'Worcester' combination boiler is also housed here. Door leading out to:

### **Lean To**

7'1" x 10'1"

With an outside water tap, polycarbonate roof and single door leading out to the garden.

### **Bedroom 1**

12'5" x 11'3"

Spacious double bedroom with bay window to front aspect.

### **Bedroom 2**

10'5" x 9'4"

Double bedroom which provides a single door leading to the garage.

### **Shower Room**

5'10" x 5'8"

Fitted with a three piece suite comprising a corner electric 'Intro 850' shower with splashback boarding to the walls, hand wash basin with mixer tap set into vanity and WC with dual flush button, part tiling to the walls.

### **Garage**

25'3" x 13'0"

Large garage with power and lighting, up and over door and rear door leading into the rear garden.

### **Garden**

The property is fronted by a well presented garden which is predominantly laid to lawn, with borders containing a variety of beautiful plants and shrubs. To the rear of the property you will find a privately enclosed and sizeable garden additionally benefiting from a patio area and a wide range of shrubs and trees.

### **Driveway**

Providing off street parking.

## **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)

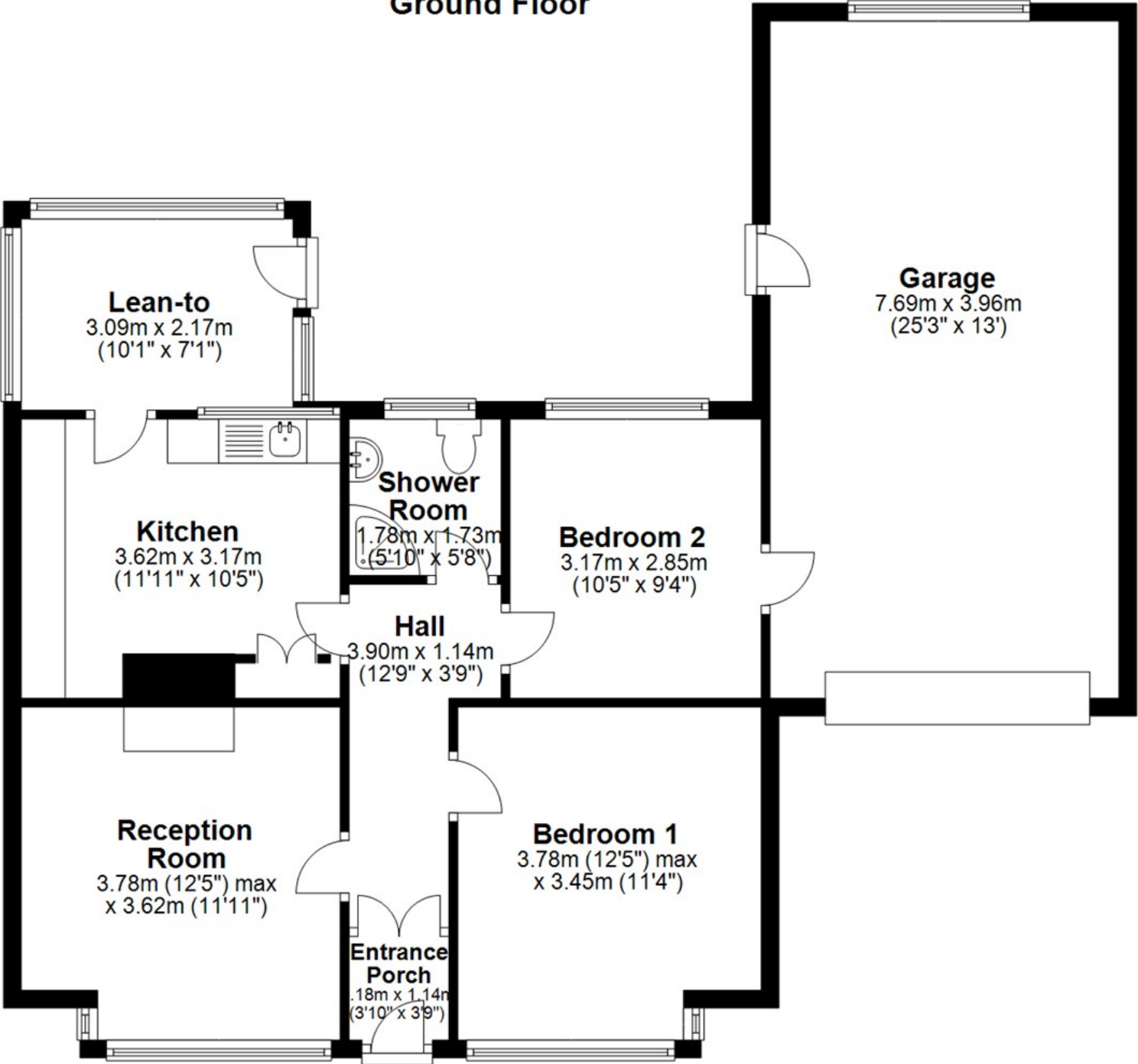
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

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**



# Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street, carry on past the CO-OP supermarket, past the Police Station and turn left opposite the Primary School onto Church Road. Take your second left onto Church Lane and number 86 can be found towards the end of this road on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

