CHOICE PROPERTIES

Estate Agents

5 Jacklin Crescent, Mablethorpe, LN12 1JH

Reduced To £170,000



Choice Properties are pleased to offer for sale this spacious one bedroom semi detached bungalow, situated on a highly popular road, only a short walk to both the local amenities and golden sandy beaches of Mablethorpe. With the layout having been altered by the current owner, a number of renovations have been carried out, including a new shower room and the addition of a conservatory to the rear. Flexibility is also offered to any prospective buyer with the option of turning the property back into two bedrooms. Therefore early viewing is advised to avoid missing out on this lovely home.

Benefiting from a mains gas central heating system and uPVC double glazing throughout, the abundantly light and bright accommodation comprises:-

Hallway
7'10" x 5'09"
Front uPVC door leading into the 'L' shaped hallway with a fitted single storage cupboard and a fitted airing cupboard housing the wall mounted 'Glow•worm' combination boiler; supplying both the central heating and hot water systems. Doors to:

Kitchen
6'10" x 10'03"
Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and single hot and cold taps, space for a freestanding cooker, space for a freestanding fridge/freezer, space and plumbing for a washing machine, partly tiled walls and the kitchen also houses the wall mounted consumer unit.

Reception Room/Dining Room
18'10" x 14'11"
Generously proportioned room benefiting from double aspect windows and featuring an electric feature fireplace with wooden mantle and surround, ample space for a dining table, a TV aerial and sliding patio doors to the:

Conservatory
8'05" x 9'07"
Benefiting from double aspect windows, double opening 'French' doors to the garden, a polycarbonate roof and tiled flooring.

Bedroom
11'06" x 15'10"
Light and airy remarkably spacious double bedroom benefiting from a bow window to front aspect and fitted with a TV aerial.

Shower Room
6'04" x 6'00"
Fitted with a stylish three piece suite comprising a walk in shower enclosure with mains fed double shower head over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, tiled flooring, an 'Xpeliar' extractor fan and a heated towel rail.

Driveway
Paved driveway providing off road parking. The property further benefits from a uPVC car port.

Garage
9'07" x 17'06"
With an electric roller door, power and lighting and an opening to:

Workshop
7'04" x 11'10"
With power and lighting.

Garden
To the rear of the property you will find a generously sized and privately enclosed garden laid mostly to lawn with timber fencing to the boundaries. The rear garden additionally features a large paved patio seating area; perfect for outdoor dining and entertaining, planter borders, a raised fish pond 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

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.



























Floor 0 Building 1



Floor 0 Building 2

Approximate total area(1)

900 ft²

(1) Excluding balconies and terraces

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 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 number 5 can be found a short way up on your left hand side.







