

8 Regent Road,  
Mablethorpe, LN12 1LG

Reduced To £100,000



We offer for sale this two bedroom detached bungalow situated in a pleasant residential position close to the beach and convenient for the town centre.

The property has the benefit of Electric storage Heating plus UPVC double glazed windows and doors. Internally the accommodation consists of:-

### **Side entrance door to:**

#### **Entrance Hall**

3'4" x 3'

Electric meter and consumer unit.

#### **Bedroom 1**

11' x 8'9"

Electric storage heater. Access to the loft area. Airing cupboard housing the hot water cylinder with immersion heater.

#### **Open Plan Living/Kitchen**

15'1" x 11'

Wood burner set in feature surround. Electric storage heater. Double opening 'French' doors to the side. Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Plumbing for washing machine. Part tiled walls. Electric cooker point.

#### **Bedroom 2**

11' x 8'9"

Electric storage heater. Door to:

#### **WC**

4' x 3'

W.C. Tiled floor. Door to:

#### **Bathroom**

6'10" x 4'7"

Panelled bath and pedestal wash hand basin. Electric wall mounted heater. Part tiled walls. Tiled floor. Door to:

#### **Rear Porch**

8'8" x 3'6"

Door leading out to the rear garden.

#### **Driveway**

With double opening gates.

#### **Gardens**

To the front of the property is a slate chipped garden with paved paths. To the rear is a privately enclosed garden which is laid to lawn with gravel borders. Outside lighting.

#### **Store**

Garden store at the rear of the property.

#### **Tenure**

Freehold

## **Council Tax**

Local Authority - East Lindsey District Council,  
Tedder Hall,  
Manby Park,  
Louth.  
LN11 8UP  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - A

## **Viewing Arrangements**

Viewing by appointment through Choice Properties on 01507 472016.

## **Opening Hours**

Monday - Friday: 9.00am - 5.00pm  
Saturday: 9.00am - 3.00pm

## **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.

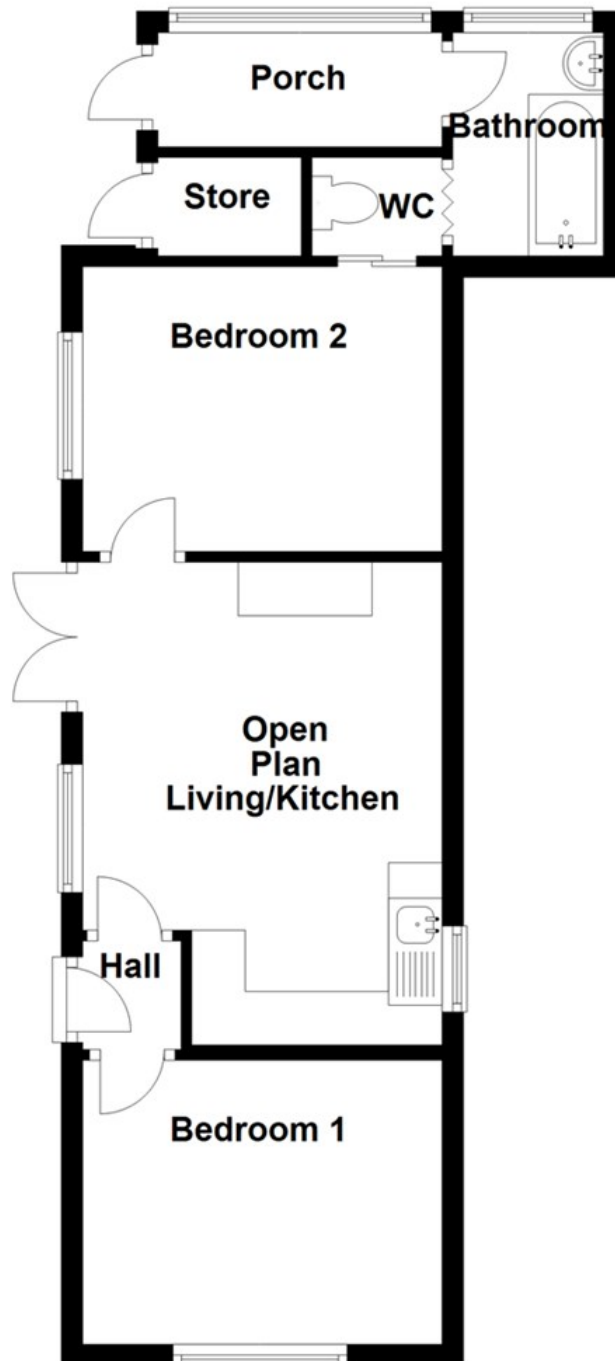
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## Ground Floor





# Directions

Upon leaving the 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. Your second turning on the left hand side will be Regent Road and number 8 can be found on your right hand side.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (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 |           |

