CHOICE PROPERTIES

Estate Agents

5 Regent Road, Mablethorpe, LN12 1LQ

Price £175,000

Choice Properties are delighted to present this most impressive two bedroom, semi-detached bungalow, ideally located just a short walk from the beach and local amenities. The property further benefits from an annex kitchen and bathroom as well as a low maintenance garden. Early viewing is 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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This spacious internal accommodation comprises:

Entrance Conservatory
15'1" x 8'4"
With polycarbonate roof. uPVC front entrance door. uPVC door to the rear leading to the garden.

Kitchen
15'4" x 6'7"
Base units with work surfaces over, one and a half bowl stainless steel sink unit and drainer with mixer tap over, integral gas oven and four ring hob with extractor over. Part tiled walls. Space for freestanding fridge/freezer.

Reception Room
11'11" x 10'10"
Gas fireplace set in feature surround. TV aerial point.

Bedroom 1
10'10" x 10'10"
Spacious double bedroom. Built in wardrobe with sliding doors. Loft access.

Sitting Room/Bedroom 2
9'6" x 10'10"
Box bay window to the front aspect. Cupboard housing the wall mounted consumer unit.

Conservatory
8'2" x 8'7"
With polycarbonate roof and uPVC door to the rear leading to the garden.

Inner Hallway
Storage cupboard housing the 'Worcester' combination boiler.

Shower Room
6'6" x 6'2"
Fitted with three piece suite comprising shower enclosure with mains fed shower over, hand wash basin set in vanity unit and dual flush wc. Tiled walls and flooring. Wall mounted towel rail.

Annex Kitchen
11'8" x 8'0"
Stainless steel sink unit and drainer with mixer tap over, base units with work surfaces over, plumbing and space for a washing machine and dryer.

Bathroom
9'8" x 8'0"
Panelled bath tub with taps over. Part tiled walls.

Workshop
13'7" x 8'0"
With power and lighting.

Garden
To the rear of the property is a paved patio garden which also provides access to the annex and workshop.

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 A.

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

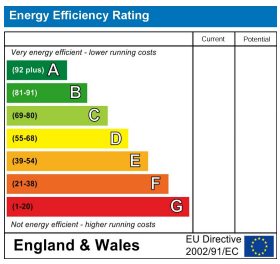
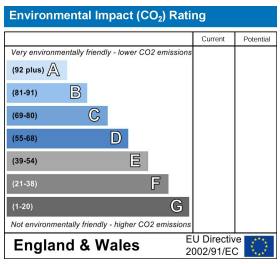
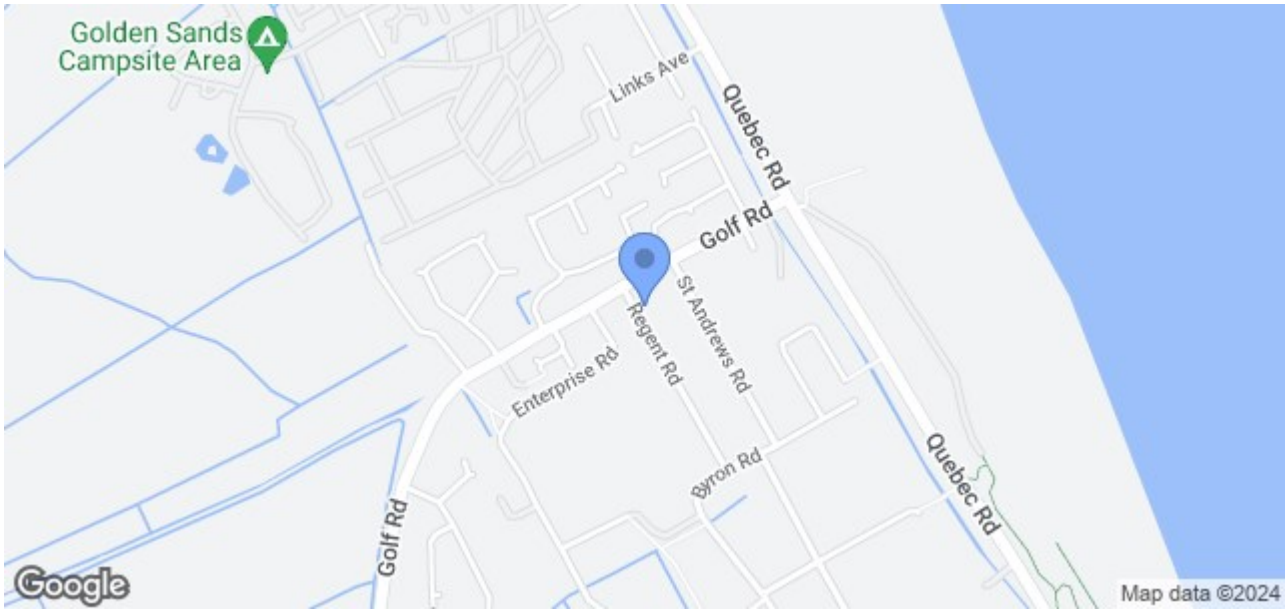
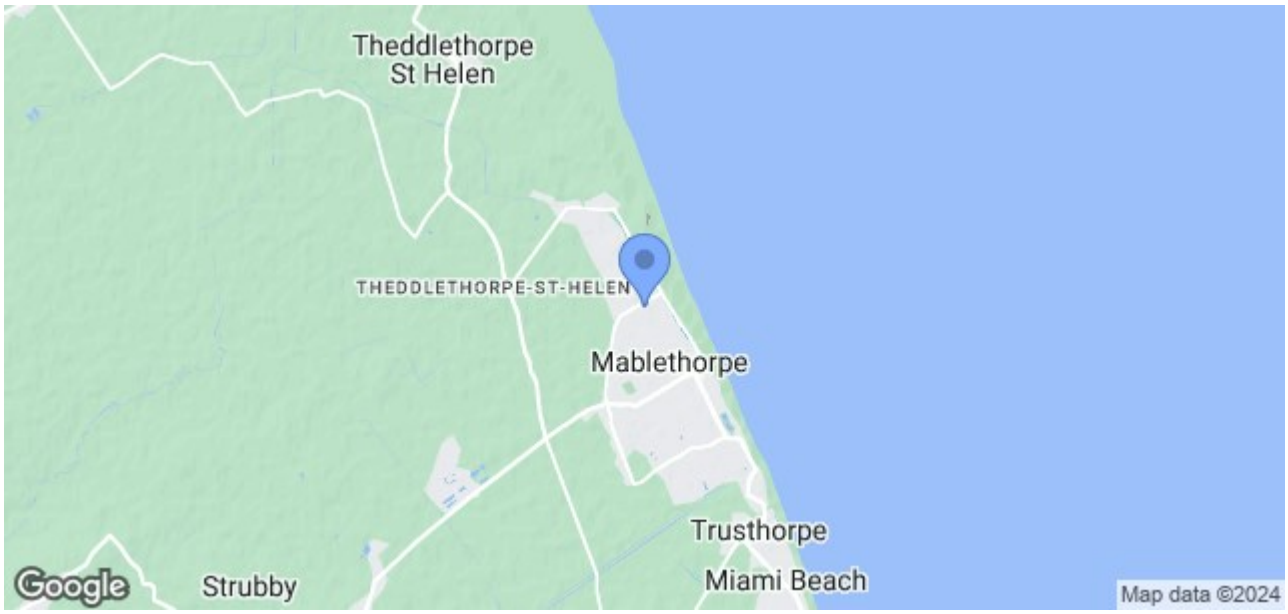
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

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

Approx. 93.7 sq. metres (1008.1 sq. feet)

Total area: approx. 93.7 sq. metres (1008.1 sq. feet)

Directions

Upon leaving 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. Your second turning on the left hand side will be Regent Road and number 5 can be found on your left hand side.