CHOICE PROPERTIES
Estate Agents

95 Victoria Road, Mablethorpe, LN12 2AL

Reduced To £199,950

It is a pleasure for Choice Properties to offer for sale this generously proportioned two bedroom detached bungalow, conveniently situated only a short walk from both the golden sandy beaches and local amenities on offer in Mablethorpe. Featuring a privately enclosed garden, off road parking and a garage to the rear, early viewing is most certainly advised with the property being further offered with no onward chain.

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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The abundantly light and bright accommodation benefits from a new mains gas central heating system and uPVC double glazing throughout. The well maintained interior comprises:-

Hallway
4'07" x 15'10"
Front uPVC door leading into the hallway with a built in storage cupboard, loft access and doors to:

Reception Room
17'03" x 10'03"
Light and airy reception room; benefiting from double aspect windows, fitted with a TV aerial and providing ample space for a dining table.

Kitchen
9'00" x 10'04"
Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, four ring gas hob, integrated electric oven, space for a freestanding fridge/freezer, space and plumbing for a washing machine, side uPVC door, partly tiled walls and the kitchen also houses the wall mounted 'Ideal' condensing boiler.

Bedroom 1
15'01" 10'05"
Spacious double bedroom with a picture window to rear aspect.

Bedroom 2
15'01" x 10'05"
Spacious double bedroom with a built in storage cupboard, storage recess and sliding patio doors to the:

Conservatory
7'05" x 16'02"
Generously sized conservatory with triple aspect windows, double opening 'French' doors to the garden, a polycarbonate roof, tiled flooring, wall lighting and a radiator.

Bathroom
8'10" x 7'03"
Fitted with a four piece suite comprising a walk in shower enclosure, panelled bath tub with single hot and cold taps, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, partly tiled walls, inset spot lighting, an 'Xpeliar' extractor fan. Radiator.

Driveway
Block paved driveway providing off road parking.

Garage
Detached garage with a newly installed fibre glass roof and double opening timber doors to front aspect.

Garden
To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid mostly to lawn while also benefitting from a low maintenance gravelled and paved area.

Tenure
Freehold.

Viewing arrangements
By appointment through Choice Properties on 01507 472016.

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

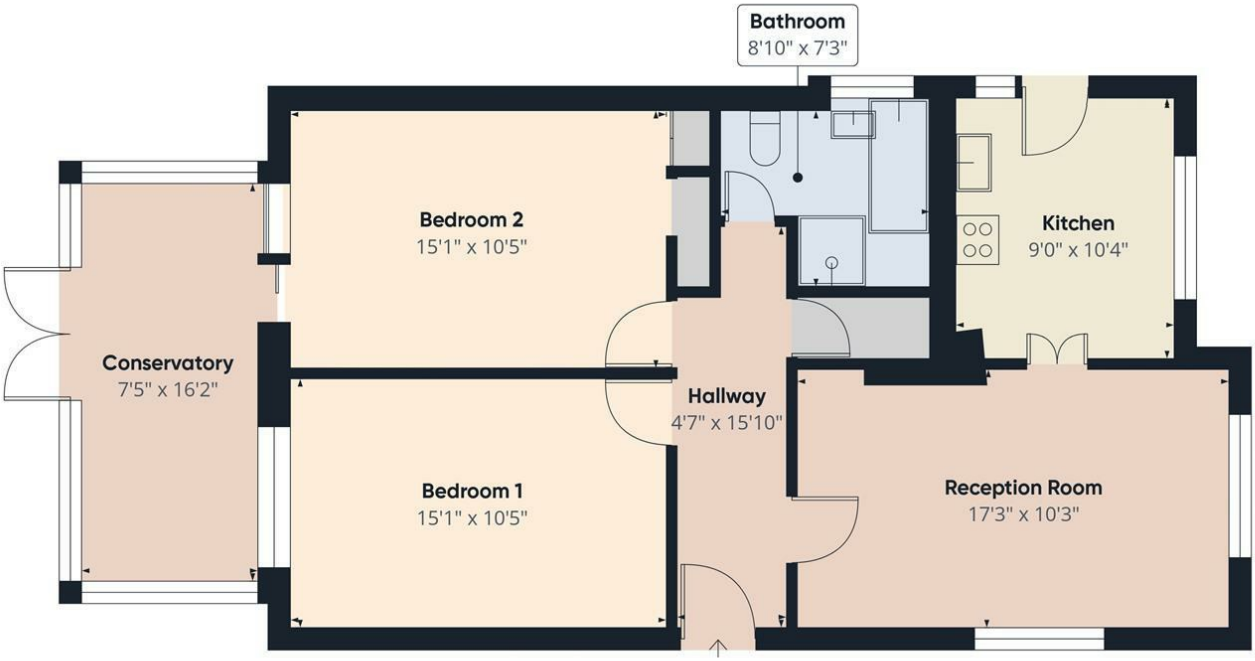
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together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

Additional information
Please note that we believe the property to be of construction with a timber frame, and bricked surround, however it has been confirmed by Nationwide Building Society that the property is classed as a traditional build given the age in which the property was built.

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.



Approximate total area(1)

866 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.

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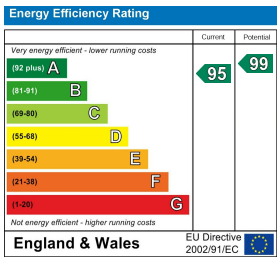
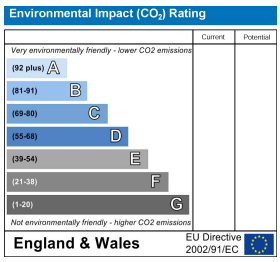
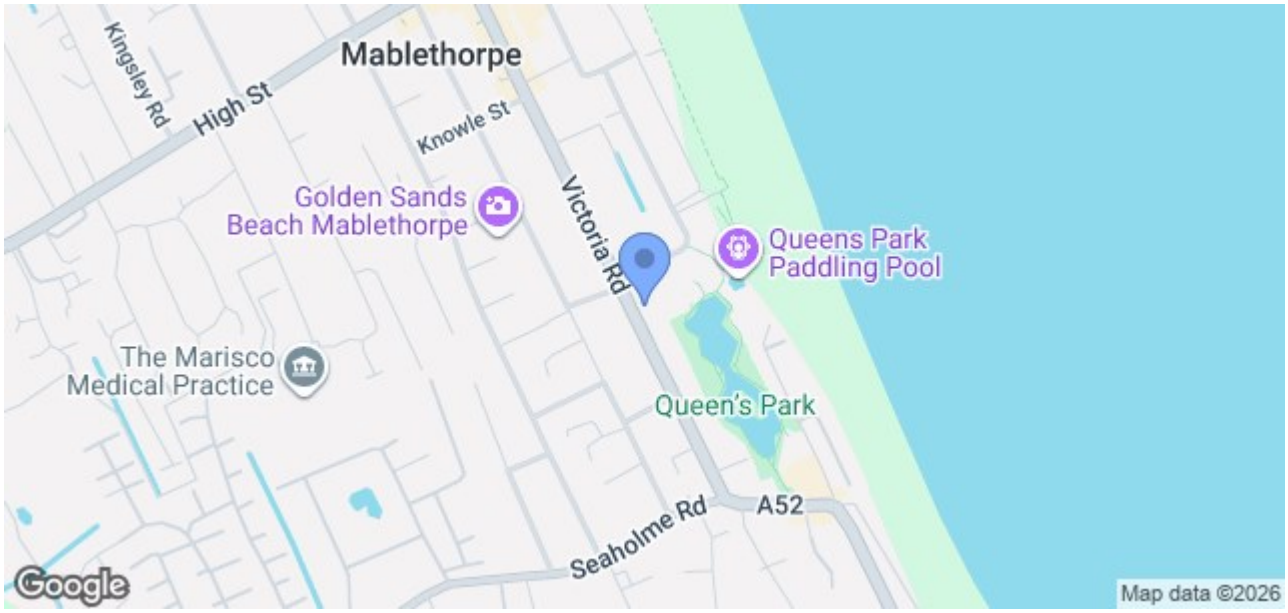
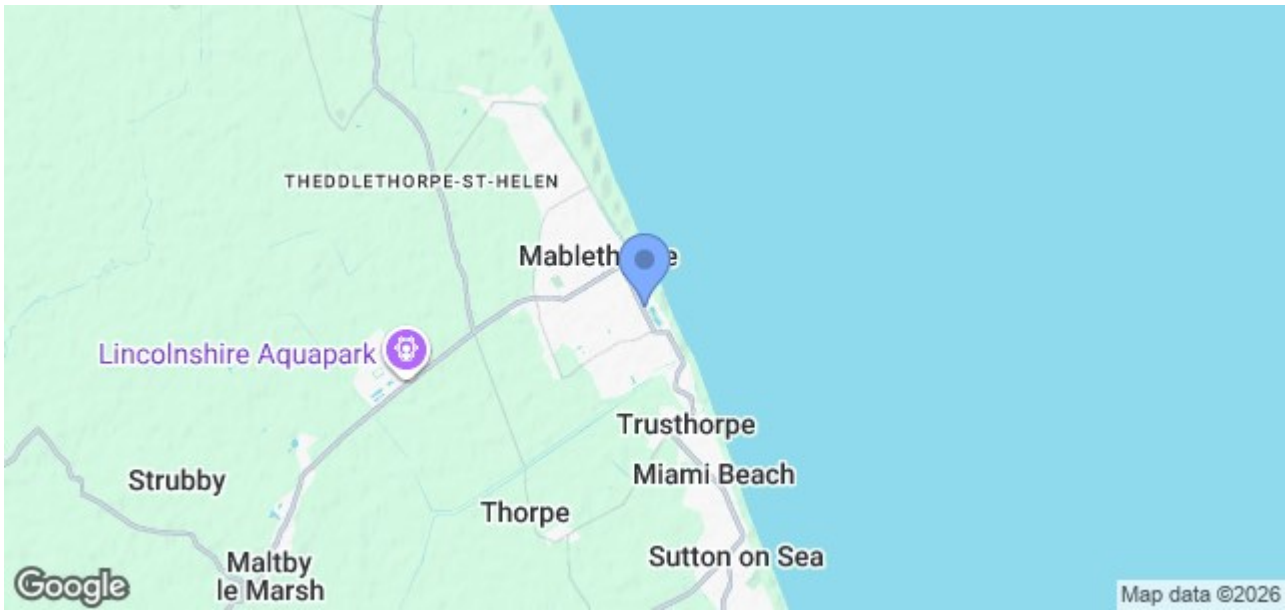
Directions

From our Mablethorpe office head along Victoria Road towards The Eagle Hotel and the property can be found on your left hand side, next to 'Hope House'.