CHOICE PROPERTIES

Estate Agents

112 Waterloo Road, Mablethorpe, LN12 1LE

Price £275,000

It is a pleasure for Choice Properties to offer for sale this superb and individually designed new build two bedroom detached dormer bungalow. This stylish property is situated just a short distance from Mablethorpe's award winning beaches and local amenities and is offered with no upper chain. Early viewing is highly recommended.

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 stylish and beautifully presented accommodation comprises:-

Entrance Hall
13'3" x 9'10"
Stylish entrance hall, staircase to the first floor, under stairs storage cupboard, marble effect tiled flooring.

Reception Room
13'3" x 14'10"
Light and airy reception room, inset spot lights to the ceiling, TV Aerial point, telephone point.

Kitchen/Dining Room
13'3" x 12'11"
Fitted with a stunning range of modern wall and base units with work surfaces over, integral cooker, four ring has hob with featured stainless steel extractor over, integrated appliances including washing machine, dishwasher and fridge/freezer, partly tiled walls, inset spot lights to the ceiling, featured breakfast bar, marble effect tiled flooring, pedestrian door to the side aspect leading into the garden.

Landing
Featured Velux window, ideal office space, doors to bedrooms.

Bedroom 1
13'3" x 14'10"
Spacious double bedroom, inset spot lights to the ceiling.

Bedroom 2
13'3" x 12'11"
Spacious double bedroom, inset spot lights to the ceiling.

Bathroom
5'8" x 5'0"
Fitted with a modern three piece suite comprising panelled bath with mixer tap and mains shower over, wash hand basin with mixer tap set into dual flush w.c., marble effect tiled walls and flooring, Velux window.

WC
5'9" x 3'0"
Fitted with a two piece suite comprising wash hand basin with mixer tap, dual flush w.c., tiled flooring.

Driveway
Spacious paved driveway providing off road parking for ample vehicles.

Garden
The property has an attractive and low maintenance gravelled garden. Featured steps lead up to the spacious timber raised decking area which sweeps around to the side of the property and features a built in hot tup with lighting.

Notes
Please note the property has three phase electric power and the warranty is to be confirmed.

Tenure
Freehold

Council tax band
Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
Tel. No. 01507 601 111
Website: www.e-lindsey.gov
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - To be confirmed

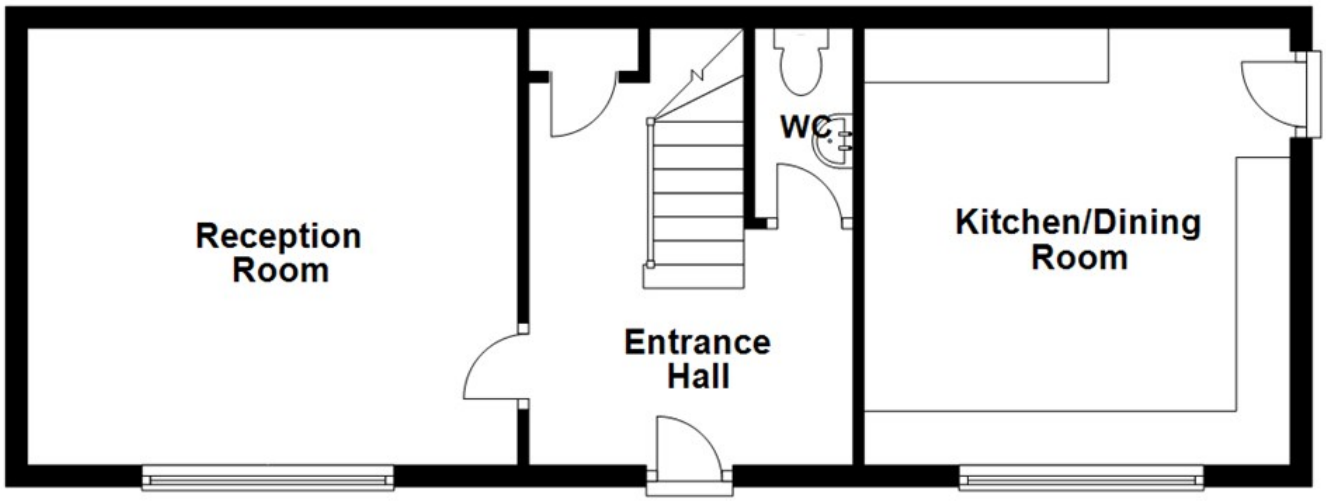
Viewing arrangements
By appointment through Choice Properties on 01507 472016

Opening hours
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

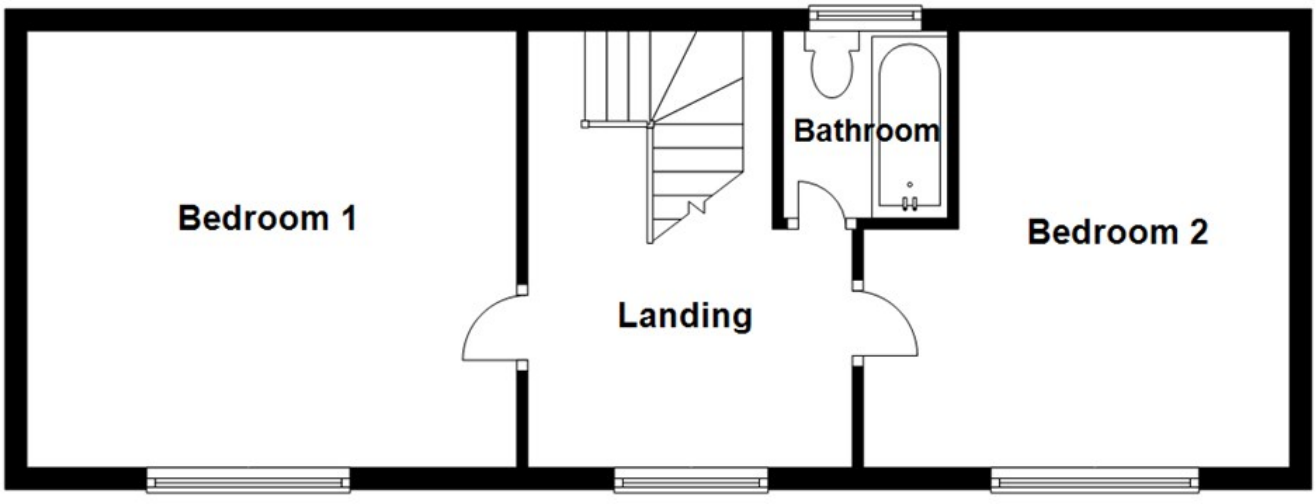
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you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

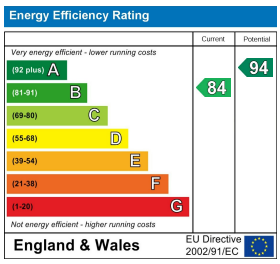
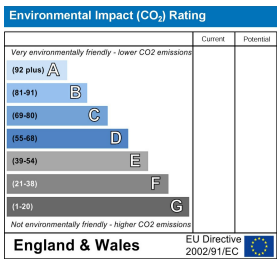
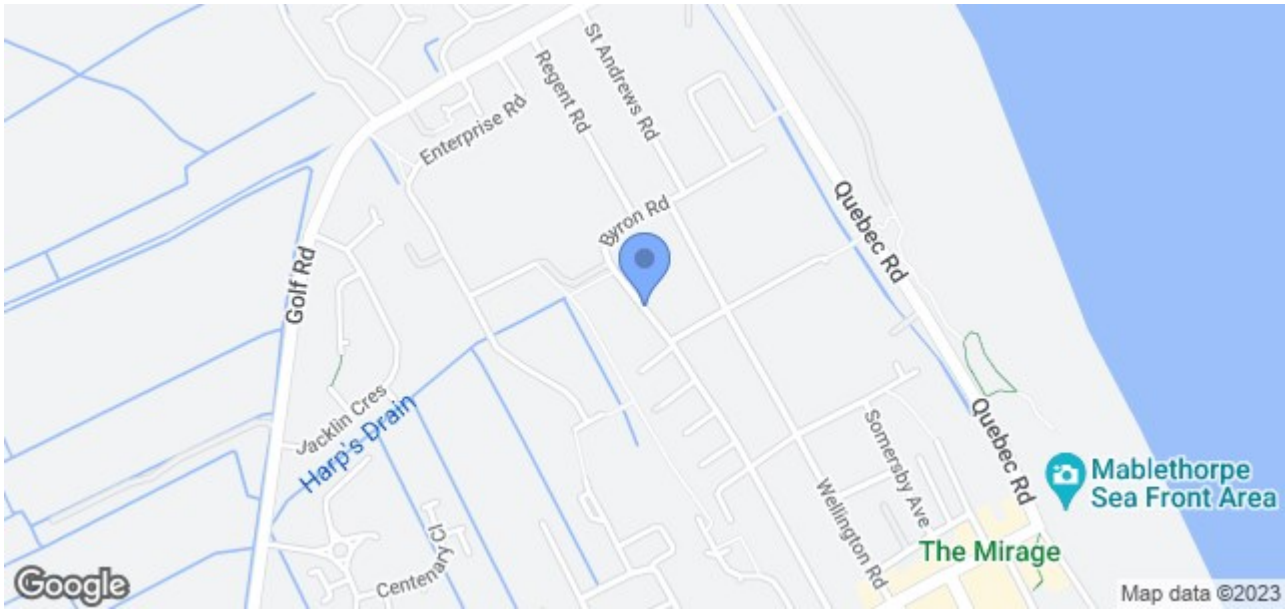
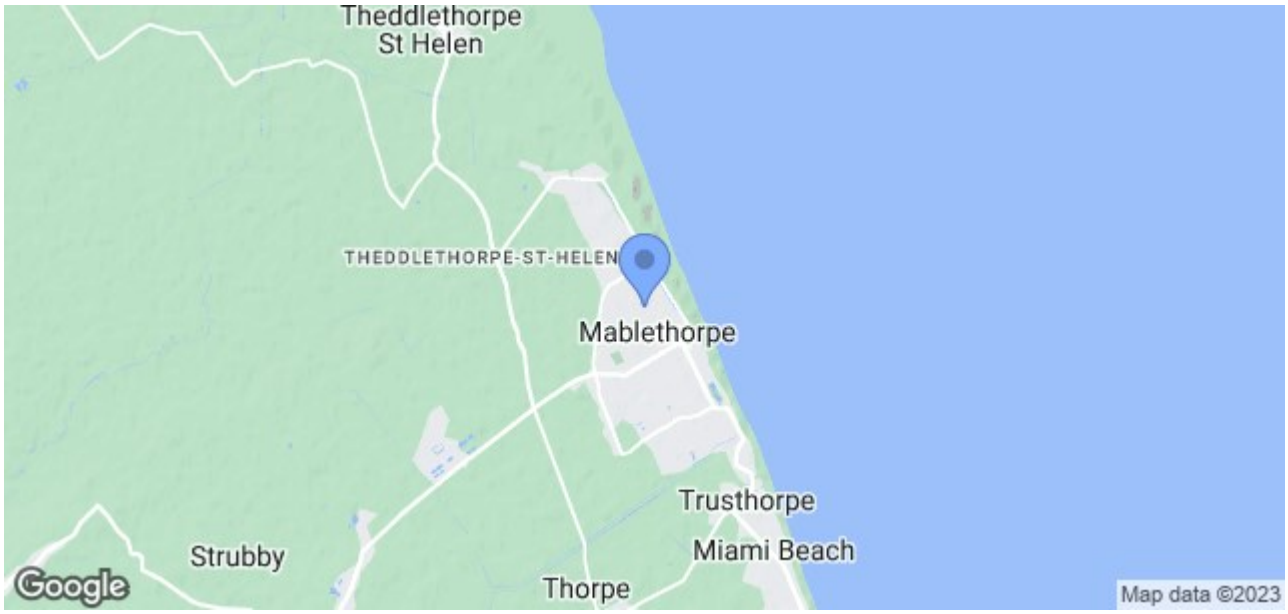
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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



First Floor



Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street, take your second right onto Waterloo Road. Number 112 (The Retreat) is located right at the very bottom, opposite the factory on the right hand side.