CHOICE PROPERTIES

Estate Agents

29 Church Road, Mablethorpe, LN12 2EW

Price £220,000

Choice Properties are delighted to offer for sale this spacious and well presented three bedroom semi-detached dormer bungalow. Occupying a pleasant position in a sought after residential location, just a short distance from the local amenities, this impressive property further benefits from well kept gardens to the front and rear. Early viewing is advised.

This spacious internal accommodation comprises:

Entrance Hall
Front entrance door. Staircase to the first floor landing. Door to:

Reception Room
Light and airy reception room with an electric fireplace set in feature surround. TV aerial point.

Hallway
Doors to:

Kitchen/Diner
Fitted with a range of wall and base units with work surfaces over, 1.5 bowl resin sink unit and drainer with mixer tap, integrated oven and microwave, integrated four ring induction hob with extractor over, integrated fridge/freezer. Ample space for dining table. Spot lighting. Door leading to the garden.

Utility
Fitted with work surfaces with appliance spaces underneath. Plumbing for a washing machine.

Bedroom 2
Spacious double bedroom.

Shower Room
Fitted with white three piece suite comprising walk-in shower enclosure with electric shower over, dual flush wc and wash hand basin set in vanity unit. Part tiled walls.

Landing
Doors to:

Bedroom 1
Spacious double bedroom with built in storage.

Bedroom 3

Garden
To the rear of the property is a privately enclosed, well kept garden with timber fencing to the boundaries. The garden is laid mostly to lawn and features an array of plants, shrubs and bushes as well as a useful timber shed.

Driveway
Providing off road parking for two vehicles.

Garage
With up and over door to the front and side access pedestrian door.

Additional Notes
This impressive property further benefits from solar panels which are leased.

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

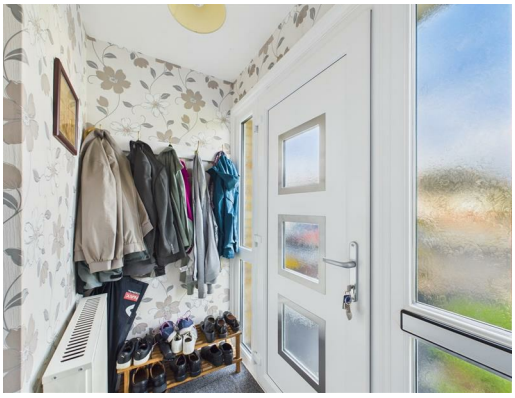
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

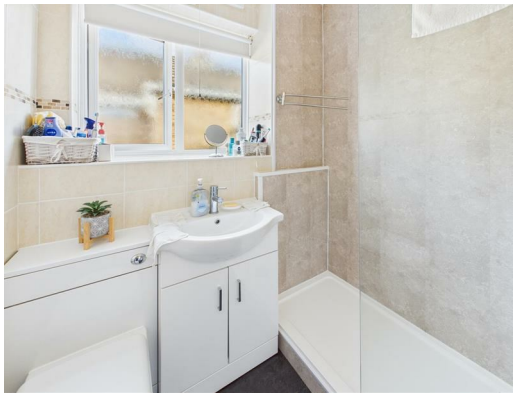
Viewing Arrangements
By appointment through Choice Properties on 01507 472016.

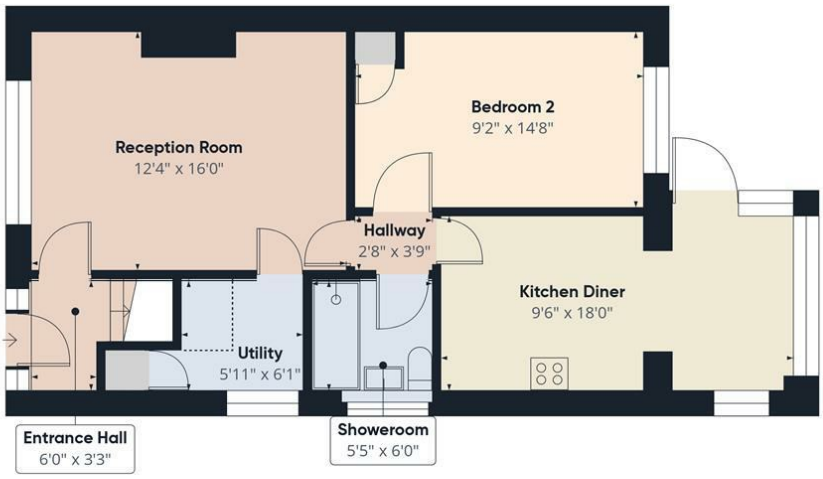
Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

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 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.







Floor 0

Floor 1

Approximate total area(1)

888 ft²

Reduced headroom

86 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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 North to the traffic lights. Turn left onto the High Street and carry on until you reach the Primary School. When you reach the primary School take the turn onto Church Road (straight ahead).