CHOICE PROPERTIES

Estate Agents

21 Regent Road, Mablethorpe, LN12 1LQ

Reduced To £189,950

Choice Properties are delighted to bring to the market this three bedroom semi detached dormer bungalow. This remarkably spacious property has undergone renovations in recent years to include new windows and doors. Located in a quiet residential area close to the beach, this abundantly light and bright property is additionally offered with no upper chain.

The well maintained accommodation comprises:

Entrance Hall
16'11" x 5'04"
Front uPVC door leading into the entrance hall with tiled flooring and doors to:

Kitchen
15'00" x 8'08"
Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, 'Range' style cooker with a stainless steel extractor hood over, washing machine, tumble dryer, dishwasher, fridge freezer, double aspect windows, tiled flooring, partly tiled walls and a rear uPVC door to the garden.

Reception Room
26'04" x 11'09"
Sizeable light and airy reception room benefiting from a bow window to front aspect and fitted with a log burning stove set on a tiled hearth, TV aerial, stairs to the first floor and a door to:

Bedroom 1
17'03" x 7'11"
Double bedroom with a fitted double wardrobe.

Bathroom
7'11" x 5'03"
Fitted with a three piece suite comprising a panelled 'P' shaped bath tub with mixer tap and shower attachment, hand wash basin with mixer tap; built into vanity and WC with dual flush buttons, heated towel rail, tiled flooring and mermaid boarding to the walls.

Landing
2'01" x 5'07"
Doors to:

Bedroom 2
10'01" x 11'09"
Double bedroom.

Bedroom 3
8'03" x 8'09"
Double bedroom with a fitted single storage cupboard.

Driveway
Providing off road parking.

Garden
The property is fronted by a low levelled timber fence, enclosing an easy to maintain garden; laid with shingle.

To the rear of the property you will find a lawned garden with timber fencing to the boundaries. The rear garden additionally benefits from an array of plants and shrubs to the borders, paved patio seating area and access to the outbuildings.

Tenure
Freehold.

Viewing arrangements
Viewing 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.

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.

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)

941 ft²

Reduced headroom

10 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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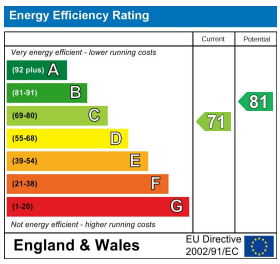
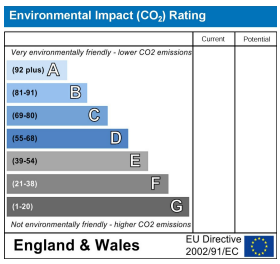
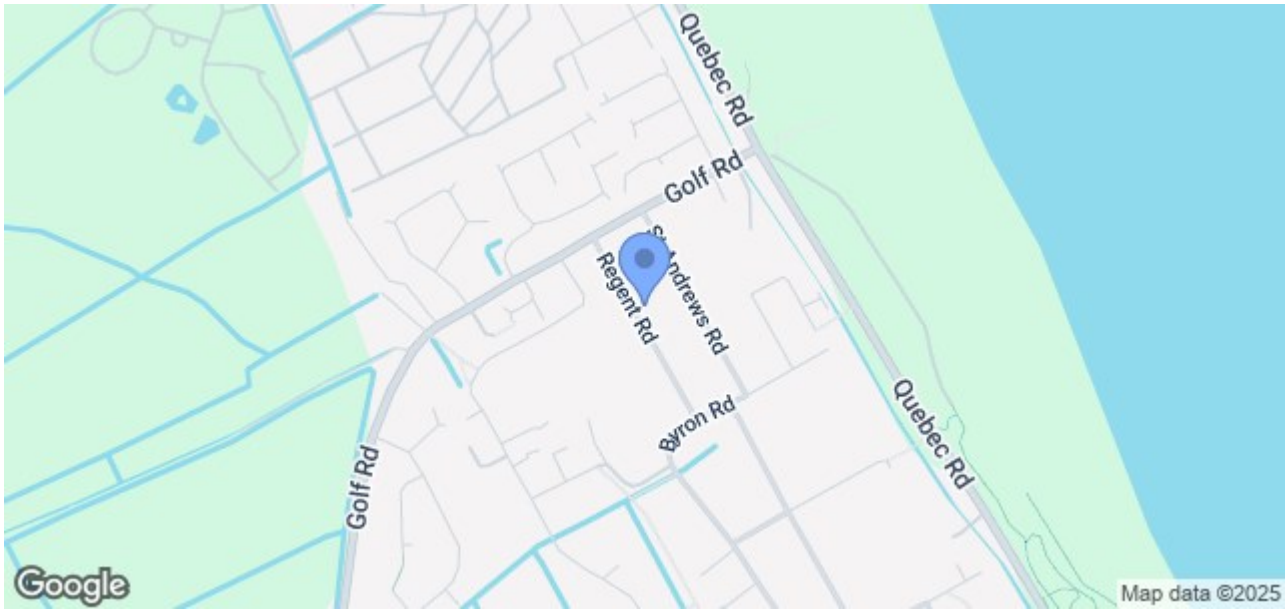
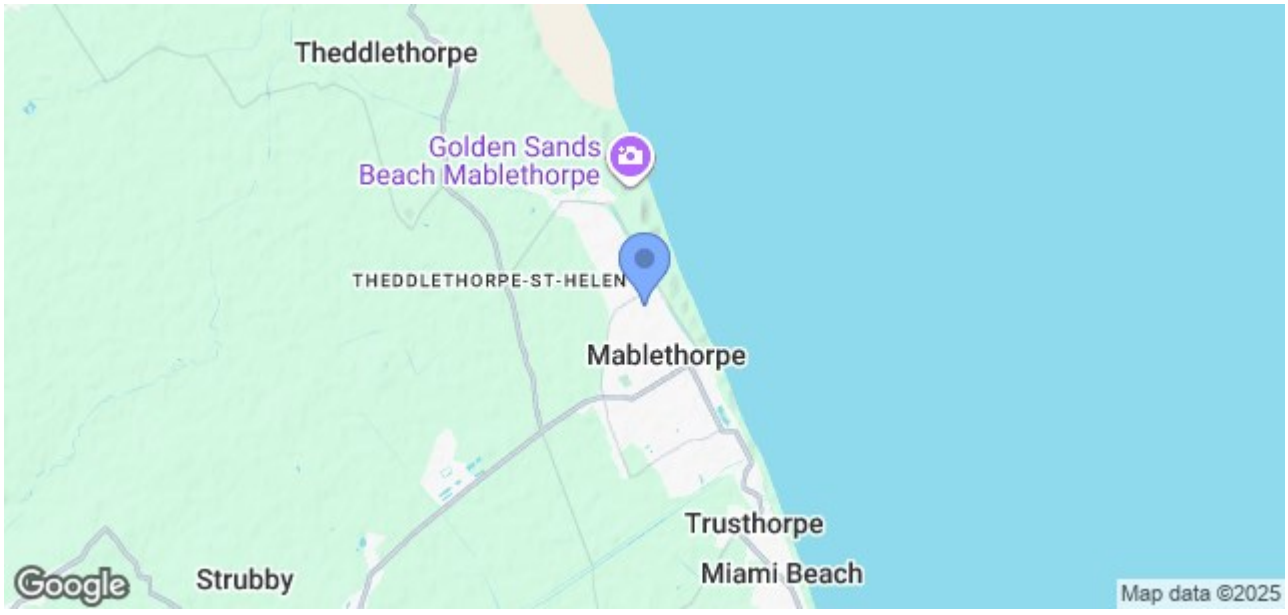
Directions

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 21 can be found on your left hand side.