



# CHOICE PROPERTIES

*Estate Agents*

76 The Strand,  
Mablethorpe, LN12 1BQ

Price £189,950



Choice Properties are delighted to offer for sale this spacious and well maintained two bedroom detached bungalow. This fantastic property is located in a quiet residential area convenient for the town centre and is additionally offered with no upper chain.

The spacious and well laid out accommodation comprises:

### **Entrance Hall**

2'11" x 8'4"

Built in storage cupboard housing the wall mounted 'Glow worm' condensing boiler, fuse box, door to kitchen and door to:-

### **Reception Room**

17'0" x 12'2"

Window to the front aspect, Electric feature fire set into surround, TV Aerial point, telephone point.

### **Kitchen**

9'9" x 8'4"

Fitted with a range of wall and base units with worktops over, one bowl stainless steel sink unit with drainer and mixer tap, cooker point, space for fridge/freezer, plumbing for a washing machine, partly tiled, pedestrian door to the side aspect.

### **Lobby**

Loft access, doors to bedrooms and bathroom.

### **Bedroom 1**

12'3" x 11'7"

Spacious double bedroom overlooking views on the rear garden.

### **Bedroom 2**

15'5" x 8'11"

Spacious double bedroom overlooking views on the rear garden.

### **Bathroom**

6'10" x 8'4"

Fitted with a three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin with single taps, dual flush w.c., tiled walls, built in storage cupboard housing the hot water cylinder.

### **Driveway**

Providing off street parking for multiple vehicles.

### **Garage**

17'07" x 9'00"

Power and lighting, pedestrian door to the side aspect.

### **Garden**

The property is fronted by a paved garden, an ideal area to display potted plants. To the rear of the property you will find a privately enclosed lawned garden with attractive slate areas and borders displaying an array of plants and shrubs. The side of the property is gravelled for ease of maintenance.

### **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 regulations 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](http://www.e-lindsey.gov.uk)

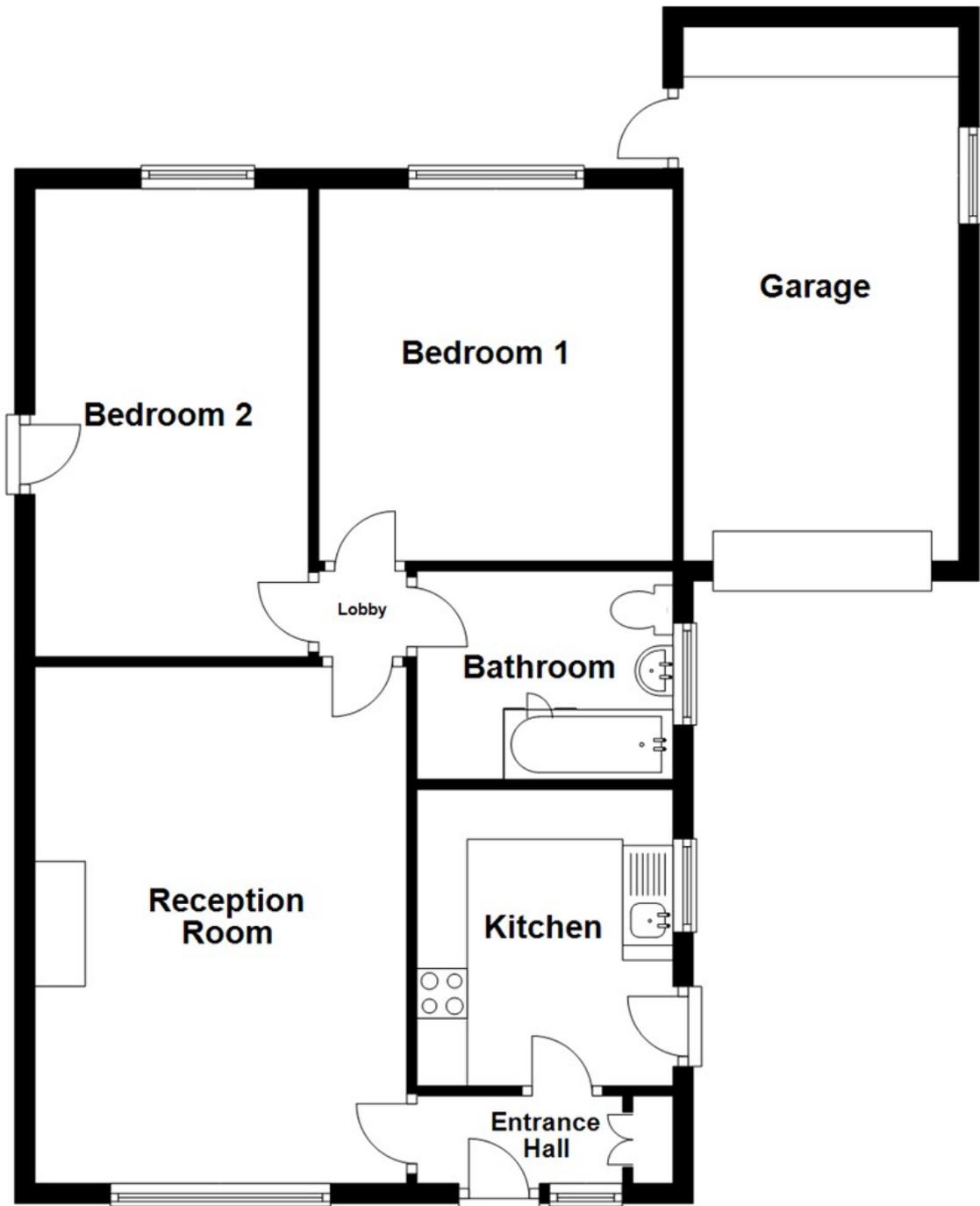
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

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.





# Ground Floor



# Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street, carry on past the CO-OP supermarket, take your next left onto the Strand and number 76 can be found towards the end on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

