CHOICE PROPERTIES

Estate Agents

89 Wellington Road, Mablethorpe, LN12 1HY

Reduced To £199,950

Choice Properties are delighted to bring to the market this spacious semi-detached three bedroom, two bathroom dormer bungalow, occupying an ideal position just moments from the local amenities and golden sandy beaches of Mablethorpe. Boasting three good sized bedrooms, ample living space and low maintenance gardens, this is not one to be missed! NEWLY INSTALLED BOILER!

With the added benefit of gas central heating and uPVC double glazing throughout, this light and bright accommodation comprises:

Entrance Porch
uPVC front entrance door. uPVC door into the hallway.

Hallway
15'2" x 5'6"
Staircase to the first floor landing. Telephone point.

Reception Room
13'11" x 12'11"
With bay window to the front aspect and gas fire set in brick feature surround. TV aerial point.

Dining Room
10'10" x 9'6"
Wall mounted gas fire. Storage cupboards.

Kitchen
14'11" x 5'10"
Fitted with wall and base units with work surfaces over, one and a half bowl resin sink unit and drainer with mixer tap, integral oven and grill, four ring hob with extractor over, plumbing for a washing machine, part tiled walls. The kitchen also benefits from a separate loft space, ideal for extra storage.

Utility Room
14'2" x 5'5"
Space for large freestanding fridge/freezer. uPVC doors to the front and rear.

Shower Room
4'5" x 5'8"
Fitted with a three piece suite comprising shower enclosure with electric 'Triton' shower over, dual flush wc and hand wash basin with mixer tap. Tiled walls.

Bedroom 3
13'10" x 7'4"
Double bedroom.

Landing
Access to the loft which is partially boarded and has lighting. Doors to:

Bedroom 1
10'4" x 15'9"
Spacious double bedroom. Dual aspect windows. Built in over-stairs storage cupboard.

Bedroom 2
8'4" x 12'0"
Double bedroom with opening to:

Dressing Room
4'11" x 9'0"
Fitted wardrobes with mirrored sliding doors. Hand wash basin.

Bathroom
5'10" x 6'7"
Fitted with a three piece suite comprising panelled bath with taps and shower attachment over, dual flush wc and hand wash basin set in vanity unit. Tiled walls. Cupboard housing the 'Worcester' boiler.

Driveway
Providing off road parking.

Garage
With electric roller door to the front and side access door. Power and lighting.

Garden
To the rear of the property is a privately enclosed south-west facing garden with timber fencing to the boundaries. The garden is mostly paved for ease of maintenance and benefits from a useful timber shed measuring approx 8" x 6". Additionally, there is a timber summerhouse with power.

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

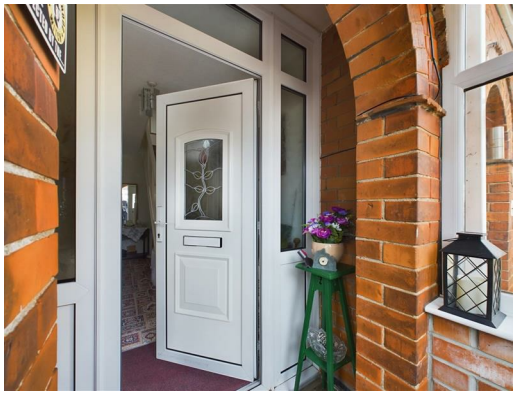
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

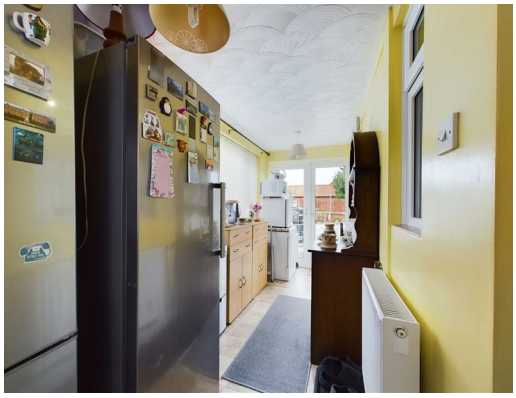
Viewing Arrangements
By appointment through Choice Properties on 01507 472016.

Opening Hours
Monday 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.





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CHOICE PROPERTIES
Estate Agents
FOR SALE
01507 472016

Floor 0

Floor 1

Approximate total area(1)

1115.03 ft^2

Reduced headroom

25.08 ft^2

(1) Excluding balconies and terraces

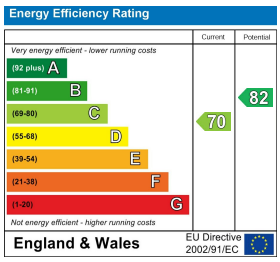
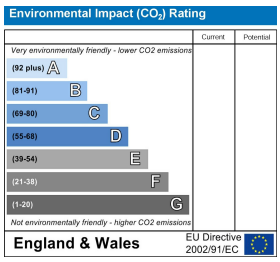
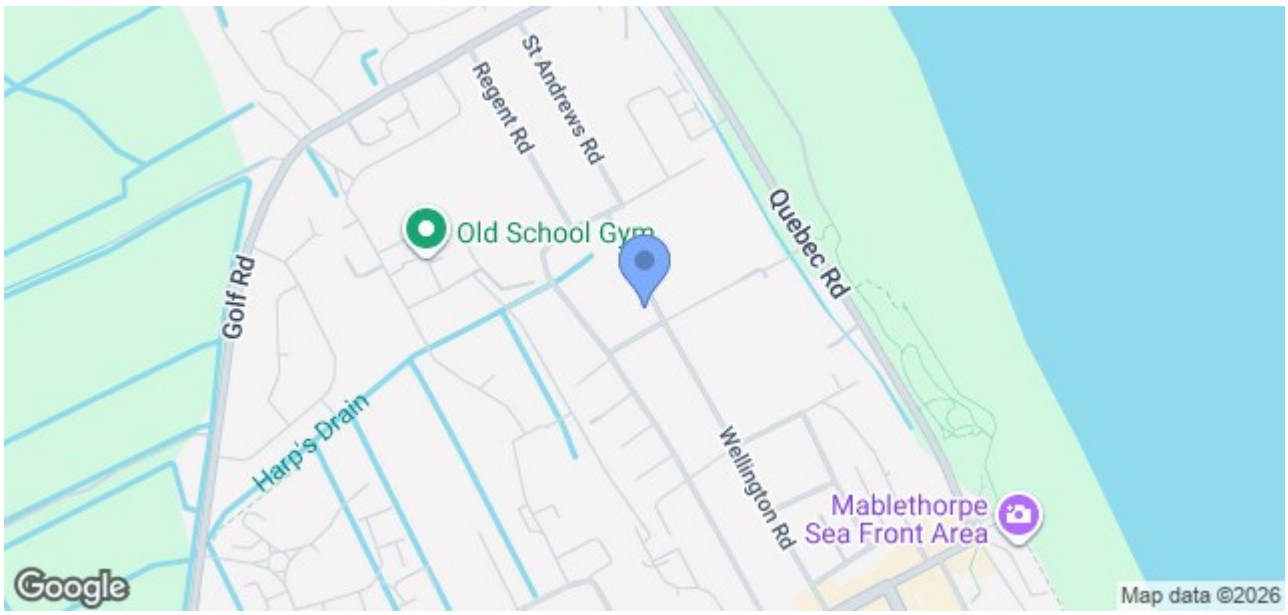
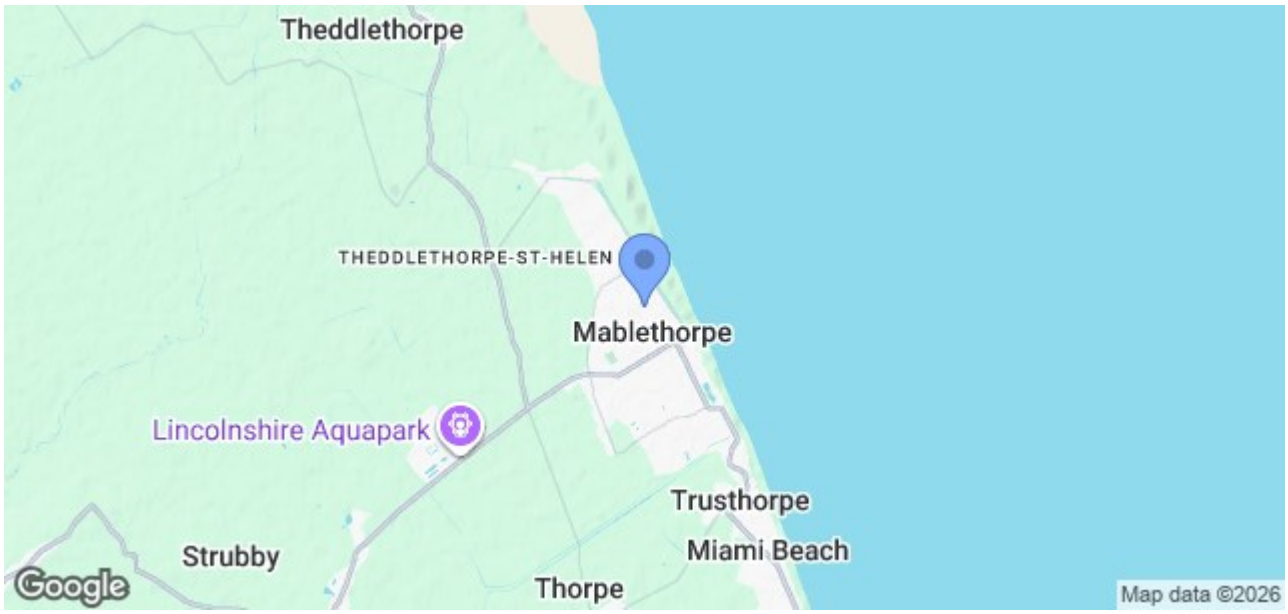
Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Directions

From our Mablethorpe office head North to the traffic lights. Turn left onto the High Street and then first right into Wellington Road. Number 89 can be found towards the end of this road on your left hand side.