CHOICE PROPERTIES

Estate Agents

13 Poplar Avenue, Mablethorpe, LN12 1QS

Price £285,000

Choice Properties are delighted to bring to the market this most spacious three bedroom detached bungalow situated in a quiet residential position on a short walk from the 'Blue Flag' award winning golden sandy beaches of Mablethorpe and within close proximity of the local amenities. Offered with no onward chain, this generously proportioned property benefits from both a bathroom and a shower room, has two driveways and boats beautifully presented gardens. This is not one to be missed, so early viewing is highly recommended.

The abundantly light and bright accommodation provides a spacious layout and room sizes and comprises:

Entrance Porch
4'1" x 6'2"
uPVC front door leading into the entrance porch, which features a cupboard housing the wall mounted consumer unit. Doors to:

Bathroom
9'10" x 6'2"
Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps, pedestal hand wash basin with single hot and cold taps and a WC with dual flush button, tiled walls and tiled flooring and the bathroom also houses the wall mounted 'Worcester' condensing boiler.

Reception Room
16'2" x 12'4"
Light and airy reception room benefiting from a large bay window to front aspect and fitted with a gas fireplace set on a tiled hearth with a feature wooden mantle, TV aerial and character beams to the ceiling.

Kitchen
18'6" x 7'4"
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, four ring gas hob with stainless steel extractor hood over, space for a freestanding 'American' style fridge/freezer, character beams to the ceiling, tiled walls, laminate flooring and a door to:

Conservatory
9'1" x 7'4"
With tiled flooring, a radiator, double opening 'French' doors to the rear garden and a door opening to the:

Sun Room
5'9" x 7'11"
With tiled flooring and double aspect windows.

Lobby
4'3" x 2'11"
Featuring loft access, the wall mounted 'British Gas' thermostat controls and doors to:

Bedroom 1
10'8" x 9'5"
Double bedroom with two built in single wardrobes and built in storage cupboards up and around the bed.

Bedroom 2
15'5" x 9'1"
Double bedroom with a built in double wardrobe with mirrored sliding doors (measuring 2'06" x 5'01"), character beams to the ceiling and a sliding door leading to the conservatory.

Shower Room
6'2" x 6'2"
Fitted with a three piece suite comprising a large shower cubicle with a sliding door and electric 'Triton T60si' over, hand wash basin with mixer tap built into vanity and WC with dual flush button, tiled walls and tiled flooring and an 'Intervent' extractor fan.

Bedroom 3
9'8" x 7'4"
Benefiting from an angled bay window to front aspect and featuring character beams to the ceiling and a TV aerial and telephone point.

Covered Side Porch
33'1" x 7'0"
With uPVC cladding to front aspect, double opening 'French' doors to front aspect and a polycarbonate roof.

Double driveway
Double driveway providing off street parking.

Garage
11'01" x 9'04"
With power and lighting, timber doors to front aspect, side uPVC door and a side window.

Workshop
9'02" x 9'06"
With power and lighting.

Garden
To the rear of the property you will find a real gardener's dream with a privately enclosed garden laid mostly to lawn with timber fencing to the boundaries. Around the garden you will find raised beds laid with shingle and an array of well maintained plants and shrubs, a greenhouse, a selection of well established shrubs and trees, external lighting and a fish pond.

Tenure
Freehold.

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.

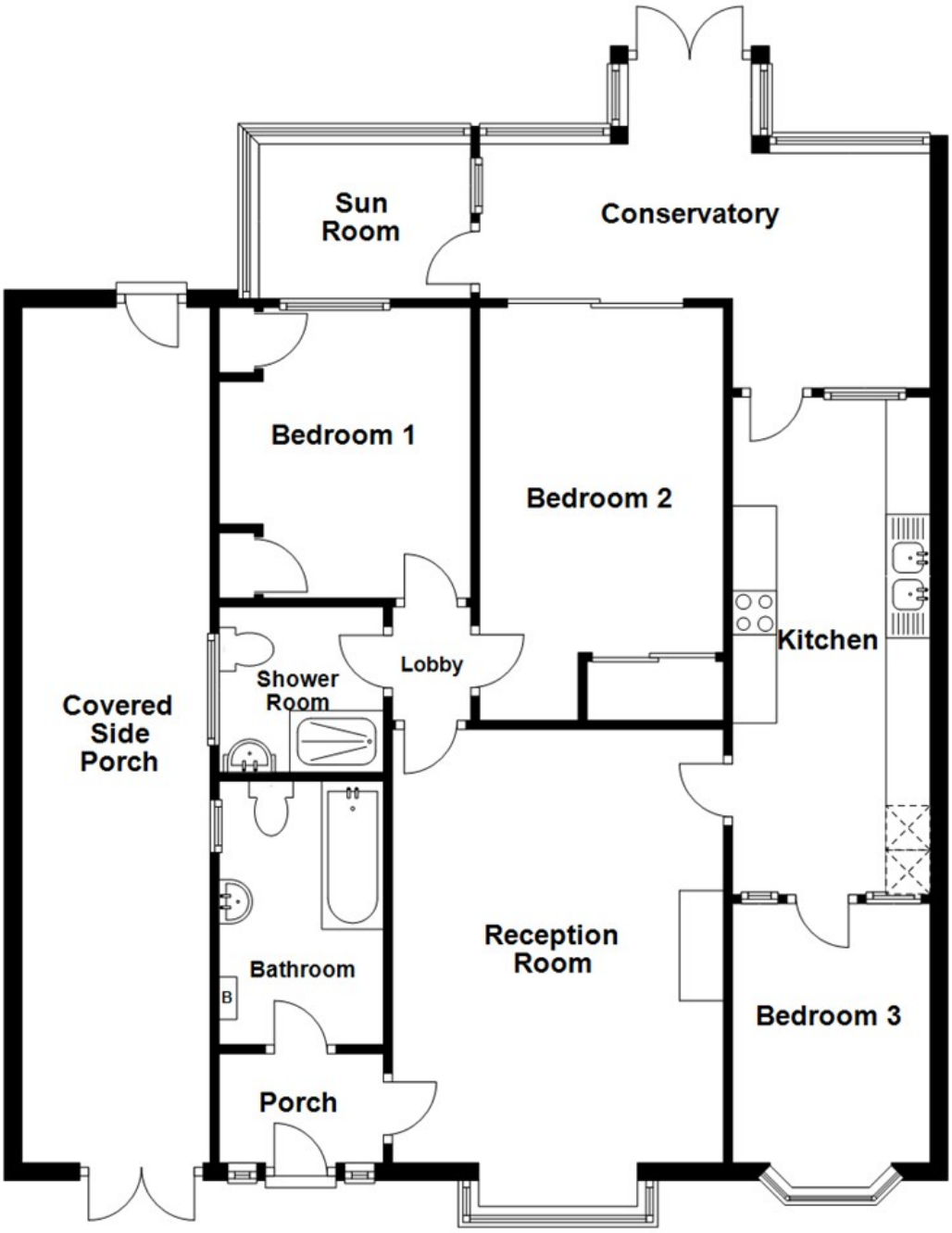
Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

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

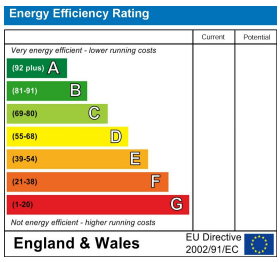
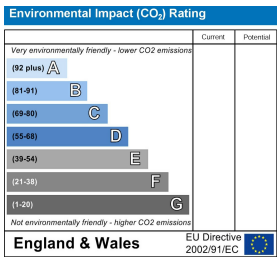
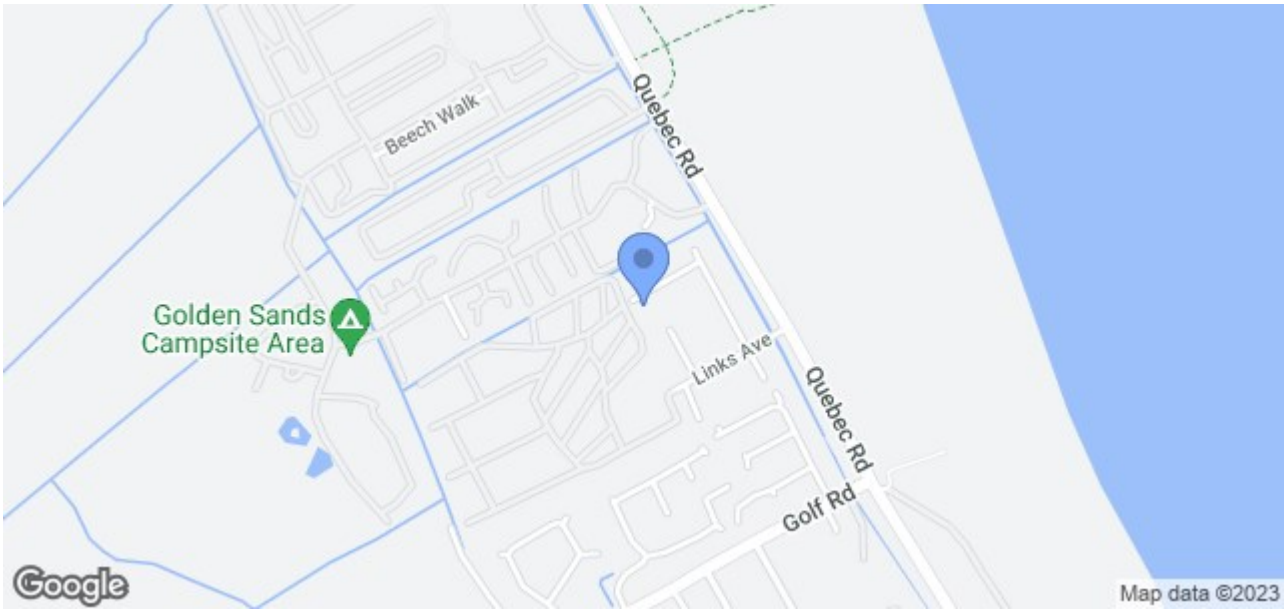
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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

Ground Floor

Approx. 115.8 sq. metres (1246.5 sq. feet)



Total area: approx. 115.8 sq. metres (1246.5 sq. feet)

Directions

Upon leaving the 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 and take the 2nd left turning into Links Avenue then immediately right into Cambridge Road North, continue to the bottom of Cambridge Road North and turn left onto Poplar Avenue. Number 13 can be found on your left hand side.