



# CHOICE PROPERTIES

*Estate Agents*

3 Cambridge Road North,  
Mablethorpe, LN12 1QR

Price £189,950



Choice Properties are pleased to offer for sale this generously proportioned two bedroom detached bungalow, situated only a short walk from the award winning golden sandy beaches of Mablethorpe. Being sold by a motivated seller, the property offers a well maintained interior accommodation, privately enclosed gardens and is further offered with no onward chain, therefore early viewing is most certainly advised.

The well maintained accommodation benefits from a mains gas central heating system and comprises:-

### **Hallway**

10'10" x 5'01"

Front uPVC door leading into the hallway, fitted with a built in storage cupboard and housing the wall mounted thermostat. Doors to:

### **Reception Room**

9'10" x 13'05"

Light and airy reception room fitted with a TV aerial and sliding patio doors to:

### **Rear Porch/Sun Room**

11'10" x 6'05"

Benefiting from dual aspect windows and featuring a uPVC door to the rear garden.

### **Kitchen**

8'01" x 13'07"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring hob with extractor hood over, integrated oven, space for a freestanding fridge/freezer, space and plumbing for a washing machine, tiled flooring, uPVC door to side aspect and the kitchen also houses the wall mounted 'Ideal' combination boiler; supplying both the central heating and hot water systems.

### **Bedroom 1**

9'10" x 9'08"

Double bedroom.

### **Bedroom 2**

7'11" x 9'11"

Double bedroom.

### **Bathroom**

6'11" x 5'02"

Fitted with a three piece suite comprising a clad bath tub with mixer tap and shower attachment, pedestal hand wash basin with mixer tap and WC with dual flush button, partly tiled walls and access to the loft.

### **Driveway**

Paved driveway providing off road parking.

### **Garden**

The property is fronted by low levelled timber fencing enclosing a garden laid to lawn.

To the rear of the property you will find a privately enclosed garden laid mostly with shingle with timber fencing to the boundaries. The rear garden additionally benefits from a useful timber outside store as well as a paved patio seating area, providing the perfect area for outdoor dining or entertaining.

### **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 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

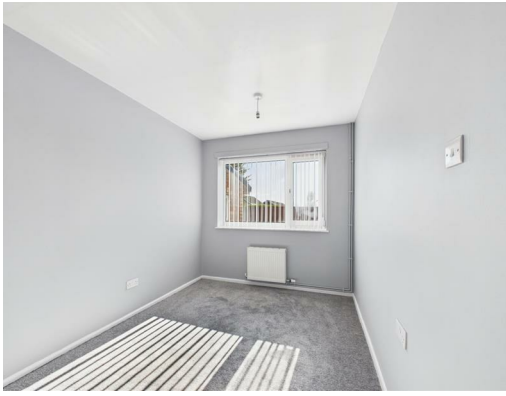
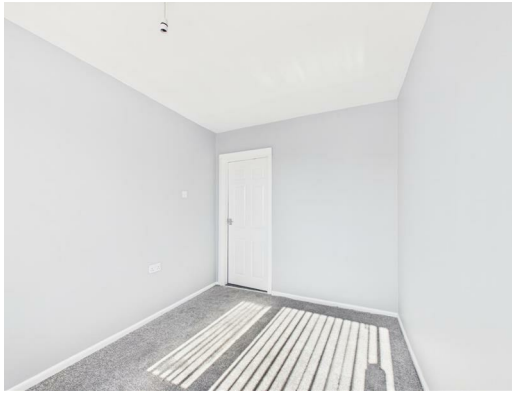
Tel. No. 01507 601 111

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. 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.







Approximate total area<sup>(1)</sup>  
595 ft<sup>2</sup>

(1) Excluding balconies and terraces

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 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. The property can be found a short way along on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			68
(55-68) D			
(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	

