CHOICE PROPERTIES

Estate Agents

# 25 St. Andrews Road, Mablethorpe, LN12 1JB

## Asking Price £199,950



It is a pleasure for Choice Properties to offer for sale this most spacious and impressive two bedroom (two en-suite) semi-detached dormer bungalow, ideally located close to the local amenities and golden sandy beaches of Mablethorpe. Finished to a high standard, well presented throughout and further benefitting from well maintained gardens to the rear, early viewing is certainly advised! No onward chain!



The Property Ombudsman
naea | propertymark PROTECTED

Benefitting from gas central heating and uPVC double glazing, this impressive accommodation comprises:

**Entrance Hall**
Composite front entrance door. Staircase to the first floor. Under stairs storage cupboard. Radiator.

**Reception Room**
Light and airy reception room with box bay window to the front aspect. Fireplace set in feature surround. TV aerial point. Radiator.

**Dining Room**
Ample space for dining table. Radiator.

**Kitchen**
Fitted with a range of base units with work surfaces over, 1.5 bowl resin sink unit and drainer with mixer tap, integrated five ring gas hob with extractor over, integrated double oven and microwave, integrated full length fridge. Part tiled walls. Radiator.

**Utility**
Fitted with work surfaces with space for appliances underneath. Part tiled walls. uPVC door leading to the garden.

**Bedroom 1**
Spacious double bedroom. Radiator.

**En-Suite Bathroom**
Fitted with a white three piece suite comprising a bath tub with taps and shower over, hand wash basin and wc. Towel radiator.

**First Floor Landing/Dressing Room**
Access to eaves storage.

**Bedroom 2**
Spacious double bedroom. Radiator.

**En-Suite Shower Room**
Fitted with a modern white three piece suite comprising a shower enclosure with mains fed shower over, dual flush wc and hand wash basin set in vanity unit. Radiator. Tiled flooring and part tiled walls

**Driveway**
Providing off road parking.

**Garden**
To the rear of the property you will find a beautiful and well maintained garden which is mainly laid to lawn and adorned with a colourful variety of plants, trees and shrubs to the orders. There is a spacious patio seating area with attractive pergola over. A paved footpath leads down to the bottom of the garden to the summerhouse/studio which lends itself to numerous uses and has a timber storage shed to the side.

**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

## Viewing Arrangements

By appointment through Choice Properties on 01507 472016.

## Opening Hours

Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

## 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.





















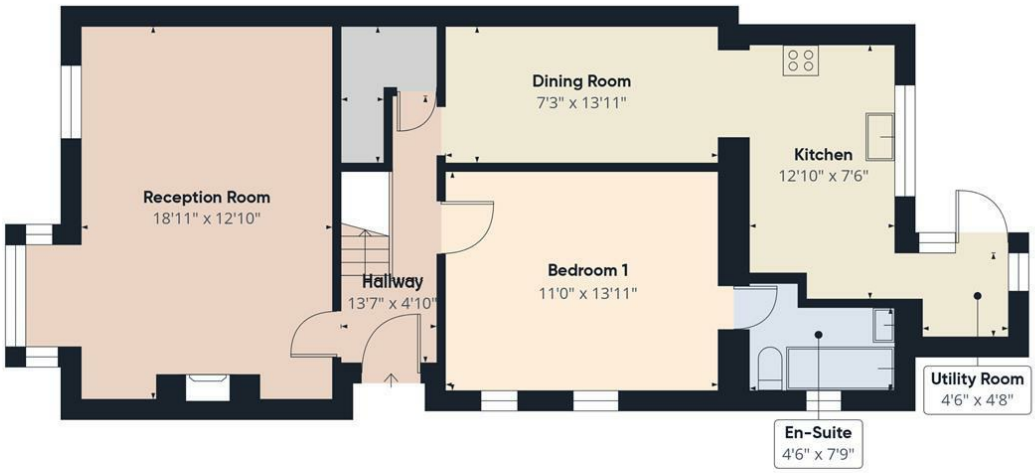




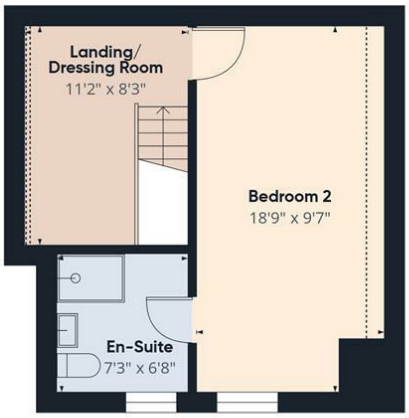









Floor 0







Floor 1

**Approximate total area**(1)

1055 ft²

**Reduced headroom**

17 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.

GIRAFFE360

# 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 first turning on the left hand side will be St. Andrews Road and number 25 can be found on your left hand side.

