



# CHOICE PROPERTIES

*Estate Agents*

54 Aqua Drive,

Mablethorpe, LN12 2YB

Offers In The Region Of £140,000



Choice Properties are excited to offer for sale this two bedroom semi-detached bungalow, requiring some updating throughout, but offering any prospective buyer huge potential. Situated in the quiet and sought after road of Aqua Drive, the property is only a short walk to both the local amenities and golden sandy beach of Mablethorpe. Being offered with no onward chain, early viewing is certainly advised.

Featuring a mains gas central heating system, the generously proportioned accommodation comprises:-

### **Hallway**

16'00" x 3'07"

Front uPVC door leading into the hallway with a fitted double storage cupboard and fitted airing cupboard with a radiator, loft access and doors to:

### **Kitchen**

10'07" x 7'07"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker; with extractor hood over, space and plumbing for a washing machine, partly tiled walls, space for a freestanding fridge/freezer and a side door onto the driveway.

### **Reception Room**

16'05" x 11'05"

Light and airy reception room fitted with a TV aerial and double opening 'French' doors to:

### **Conservatory**

7'04" x 17'00"

With triple aspect windows, a polycarbonate roof, radiator, wall lighting and sliding patio doors to the garden.

### **Bedroom 1**

11'02" x 9'03"

Double bedroom with a TV aerial.

### **Bedroom 2**

10'10" x 9'03"

Double bedroom.

### **Bathroom**

6'09" x 5'08"

Fitted with a panelled bath tub with single hot and cold taps and mains fed shower over, pedestal hand wash basin with single hot and cold taps, tiled walls and an extractor fan.

### **Driveway & Car Port**

Paved driveway providing off road parking.

### **Garden**

To the rear of the property you will find a garden laid mostly to lawn with timber fencing to the boundaries.

### **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

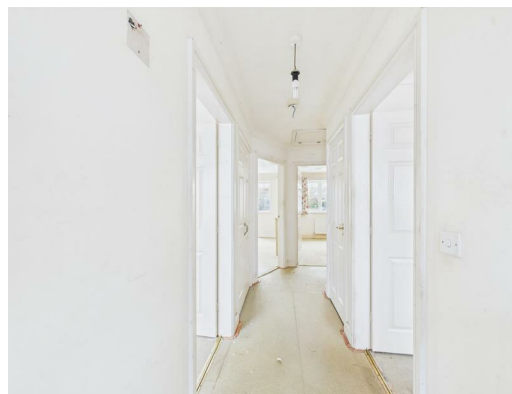
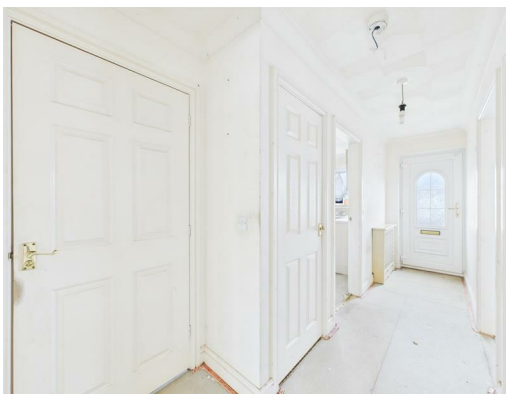
Tel. No. 01507 601 111

Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

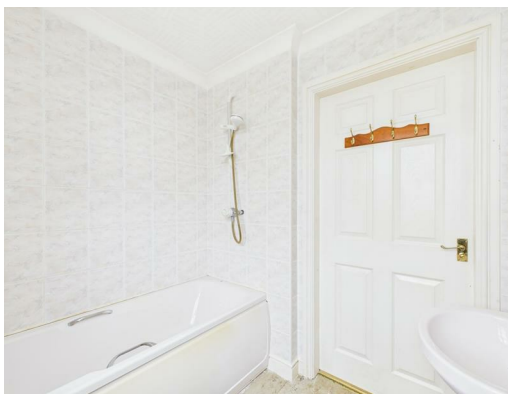
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

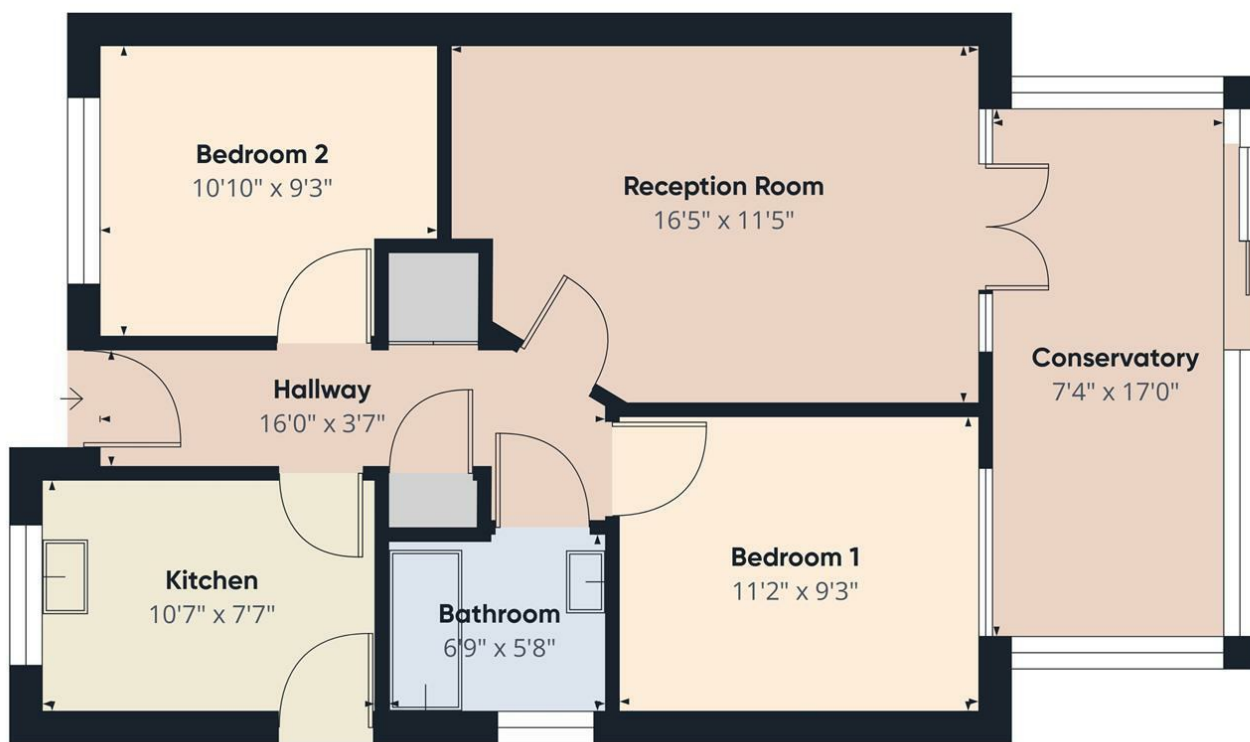
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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>  
716 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

From our Mablethorpe office head south along Victoria Road, at the Eagle Hotel turn right onto the Seaholme Road. Aqua Drive is the fifth turning on your left hand side (including Harlequin Drive) and number 54 can be found towards the end of the road.

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

