



# CHOICE PROPERTIES

## *Estate Agents*

Rosebank Station Road,  
Theddlethorpe, Mablethorpe, LN12 1PF  
**Reduced To £425,000**



It is a pleasure for Choice Properties to offer for sale this most spacious and impressive three bedroom detached bungalow, occupying a pleasant position in the sought after village of Theddlethorpe, only moments from the beach and only a short drive to the local amenities. Additionally benefitting from well kept gardens to the front and rear and open views over farmland to the rear, early viewing is certainly advised!

Benefitting from oil fired central heating and uPVC double glazing and solar panels, this spacious accommodation comprises:

### **Entrance Hall**

2'9" x 6'8"

uPVC entrance door.

### **Hallway**

14'1" x 6'8"

Loft access. Telephone point. Two radiators. Thermostat controls.

### **Reception Room**

14'9" x 18'0"

Light and airy reception room with dual aspect windows. Two picture windows to the front aspect and bow window to the side. Electric stove set in feature surround. TV aerial point. Two radiators.

### **Dining Room**

12'3" x 15'0"

Ample space for dining table and chairs or to be used as a second sitting room.

### **Kitchen**

21'2" x 14'0"

Fitted with a range of wall and base units with work surfaces over, 1.5 bowl ceramic sink unit and drainer with mixer tap, integrated oven and grill, integrated four ring electric hob with extractor over, plumbing and space for a washing machine and dryer. Space for under counter fridge and freezer and space for freestanding fridge/freezer. Space for dining table and chairs. Spot lighting. Radiator. Door leading out to the car port.

### **Sunroom**

10'4" x 21'5"

With skylight, double sliding doors opening to the garden, spot lighting, TV aerial point and two radiators.

### **Bedroom 1**

15'4" x 10'11"

Spacious double bedroom with built in wardrobe. Dual aspect windows. Radiator.

### **Bedroom 2**

8'10" x 14'4"

Spacious double bedroom with two built in wardrobes. Dual aspect windows. Radiator.

### **Bedroom 3**

11'7" x 10'6"

Double bedroom. Radiator.

### **Bathroom**

9'0" x 10'5"

Fitted with four piece suite comprising panelled bath tub, walk-in shower enclosure, dual flush wc and hand wash basin set in vanity unit. Heated towel rail. Tiled flooring and part tiled walls.

### **Shower Room**

4'6" x 6'4"

Fitted with shower enclosure and hand wash basin. Wc. Oil fired boiler which was fitted two years ago. Tiled flooring. Radiator.

### **Driveway**

Block paved driveway providing ample off road parking as well as a covered car port providing covered parking space for one car.

### **Garage**

With up and over door to the front and side access door.

### **Gardens**

To the front of the property is a well kept garden laid mainly to lawn, with a number of plants, shrubs and bushes to the border and hedging to the boundaries. To the rear of the property is a privately enclosed garden, again laid mostly to lawn, with the addition of a paved patio area and hedging and timber fencing to the boundaries. The low level timber fence to the rear provides open views over farmland to the rear.

### **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](http://www.e-lindsey.gov.uk)

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

### **Viewing Arrangements**

By appointment through Choice Properties on 01507 472016.

### **Opening Hours**

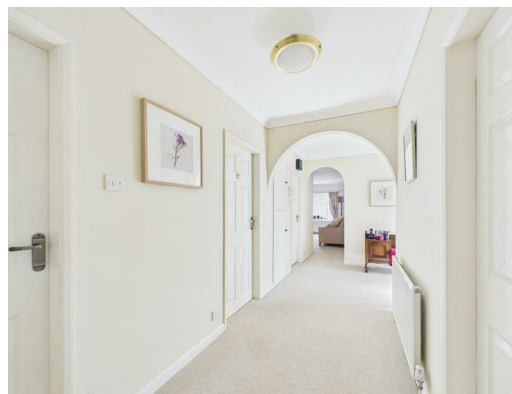
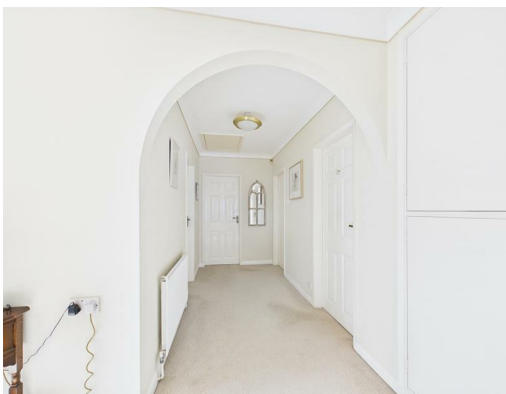
Monday - Friday: 9am - 5pm  
Saturday: 9am - 3pm

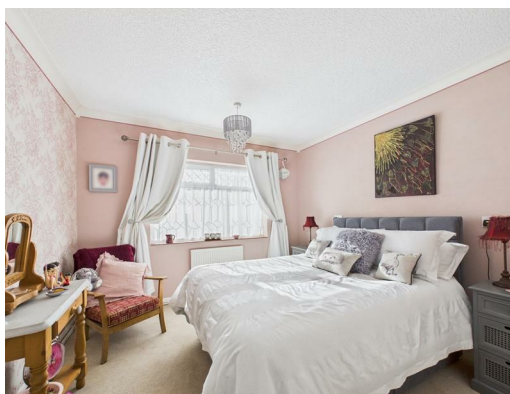
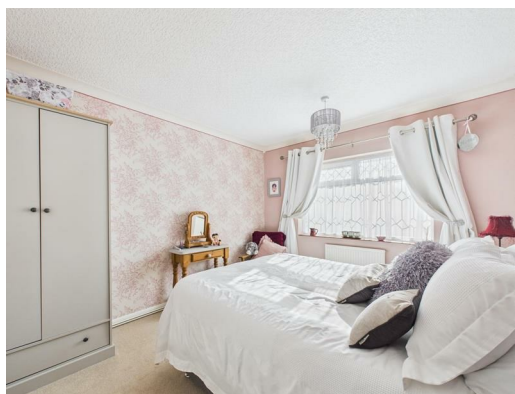
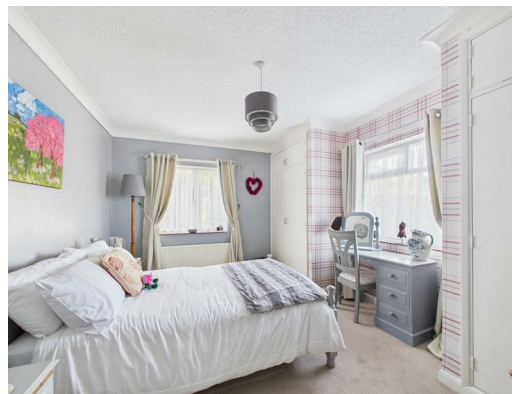
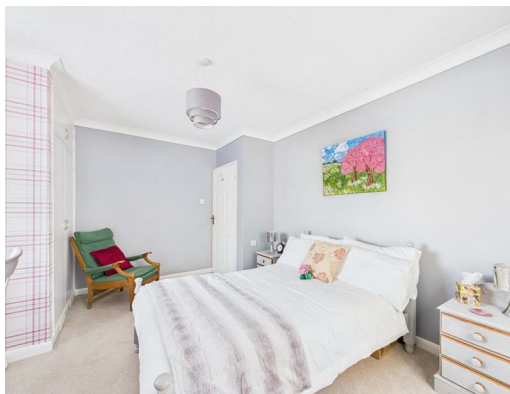
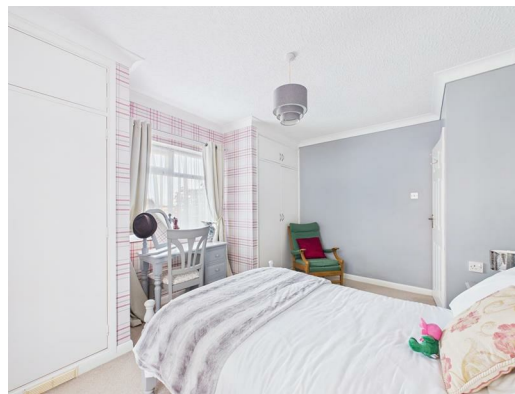
### **Making an Offer**

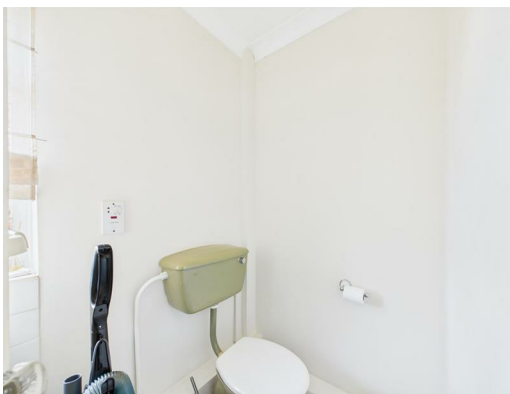
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

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.









# Directions

Upon leaving the 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 follow the road onto Kent Avenue, at the cross roads turn right onto Mablethorpe Road (A1031). Continue along this road into Theddlethorpe, go past the church and then take your next left onto Station 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                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

