CHOICE PROPERTIES

Estate Agents

16 Windsor Road, Mablethorpe, LN12 1JT

Chain Free £179,950



CHAIN FREE BEING SOLD BY MOTIVATED SELLERS Choice Properties are delighted to offer for sale this three bedroom semi-detached bungalow, situated in the most sought after location, just a short walk from the local amenities and Mablethorpe's award winning beaches. The bungalow further benefits from a driveway with garage and sits proudly upon attractive and beautifully maintained gardens. Early viewing is highly advised.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel: (01507) 472016 Email: mablethorpe@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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Offering generously proportioned rooms throughout, the well laid out accommodation comprises:-

Entry
Enter via uPVC double glazed door to the front aspect, door to:-

Hallway
3'1" x 10'8"
Wall mounted thermostat controls and alarm system.

Reception room
10'3" x 14'4"
Gas fire set into featured surround with wooden mantle, uPVC double glazed bay window to the front aspect providing a light and airy atmosphere throughout, TV Aerial point, telephone point, door to:-

Kitchen
9'3" x 13'9"
Fitted with a range of wall and base units with complimentary worksurfaces over, one and a half bowl stainless steel sink unit with drainer and mixer tap, uPVC double glazed window to the rear aspect, wall mounted Worcester combination boiler, space for a fridge/freezer, plumbing for a washing machine, partly tiled walls, cooker point with featured stainless steel extractor hood over, staircase to the first floor, pedestrian door to the side aspect leading out into the garden.

Bedroom 1
8'5" x 10'4"
Double bedroom with uPVC double glazed door to the rear aspect.

Bedroom 2
8'4" x 9'2"
Double bedroom with uPVC double glazed door to the front aspect.

Bedroom 3
20'3" x 9'9"
Spacious first floor bedroom with window to the front aspect, eaves storage.

Bathroom
5'5" x 6'5"
Fitted with a three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin with single taps, w.c., uPVC double glazed window to the rear aspect, tiled walls, extractor fan.

Driveway
Paved driveway providing off road parking.

Garage
With up and over door, power and lighting,

Garden
The property is fronted by a dwarf bricked wall with pedestrian gate leading to the footpath towards the front entrance door. The front garden gravelled for ease of maintenance and features established plants, trees and hedging. To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries. The garden is neatly laid to lawn and features and abundance of colourful plants, trees and shrubbery throughout and to the borders. There is a secluded patio seating area which is ideal for relaxing in the sunshine or dining alfresco. Included in the sale is one timber storage shed. A gate provides access to the front garden.

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 A.

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.

Viewing arrangements
By appointment through Choice Properties on 01507 472016

Opening Hours
Mon to Fri : 9am till 5pm
Sat: 9am till 3pm

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.

















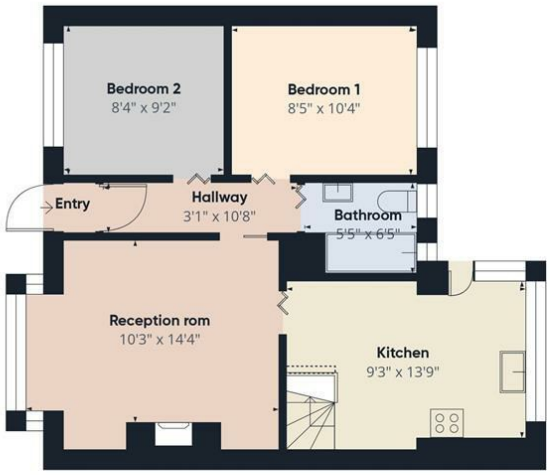












Floor 0



Floor 1

Approximate total area(1)

740 ft²

Reduced headroom

18 ft²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Directions

From our Mablethorpe office head North to the junction then turn left onto the High Street then take your second right into Waterloo Road. Then turn left on your Windsor road and number 16 can be found on your right hand side.

