CHOICE PROPERTIES

Estate Agents

5 Poplar Avenue, Mablethorpe, LN12 1QS

Price £165,000



Choice Properties are excited to bring to the market this well sized semi-detached two bedroom bungalow, sitting on a large plot, with plenty of opportunity to extend.

The bungalow benefits from a large kitchen dining area, reception room, two double bedrooms, a four piece suite bathroom as well as a separate shower room.

Located only a short walk from both the from local amenities and the award winning beaches; early viewing is advised!

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
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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 with a flexible layout, this abundantly light accommodation comprises:-

Kitchen/Dining Room
9'2" x 29'6
uPVC door leading into the spacious kitchen dining area with triple aspect windows allowing plenty of light.
Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, five ring gas hob, and double oven with partly tiled splash back and partly tiled flooring.
Ample space for a large dining room table and free standing fridge freezer.

Hallway
2'11" x 13'2"
With doors and access to:-

Reception Room
13'10" x 18'3"
Light and airy reception room with a feature log burner, French style opening doors with access to the garden.
Wood flooring throughout and vertical radiator.

Bedroom 1
14'0" x 13'11"
Double bedroom, bay window and feature fireplace.

Bedroom 2
13'1" x 13'1"
Double bedroom. Radiator.

Bathroom
9'9" x 10'1"
Comprising of a four piece suite, fitted with a large walk in shower tray with mains fed double shower head over, tiled splash back.
WC with dual flush, vanity sink basin with mixer tap, paneled bath with waterfall tap.
The bathroom also benefits from a tiled niche used as a shelf.
Partly tiled walls and tiled flooring.

Shower Room
6'3" x 6'9"
Fitted with a three piece suite comprising a a large walk in shower tray with mains fed double shower head over, hand wash basin with mixer tap, WC with dual flush, tiled floor and partly tiled walls.

Driveway
Driveway laid with gravel providing off road parking for several vehicles and providing space for a motorhome or caravan if required.

Garage and Garden
7'6" x 14'4"
Bricked garage situated in the garden, ideal for storage.
Large well maintained garden laid mostly to lawn, with a gravel seating area area leading from the French doors.
The rear garden also benefits from a decked seating area and pergola.

Outbuildings
Large summer house providing any prospective buyer with a variety of uses.

Tenure
Freehold.

Viewing Arrangements
Please contact our Mablethorpe office on to arrange a viewing.

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
Website: www.e-lindsey.gov.uk

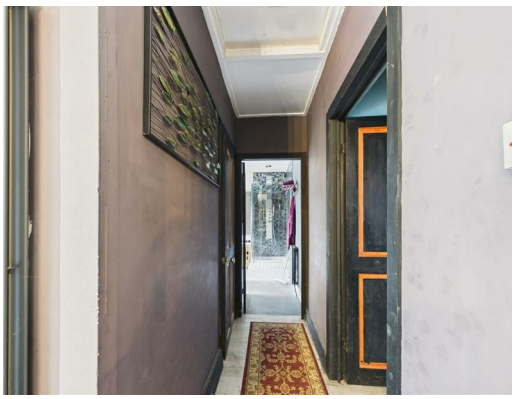
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

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.







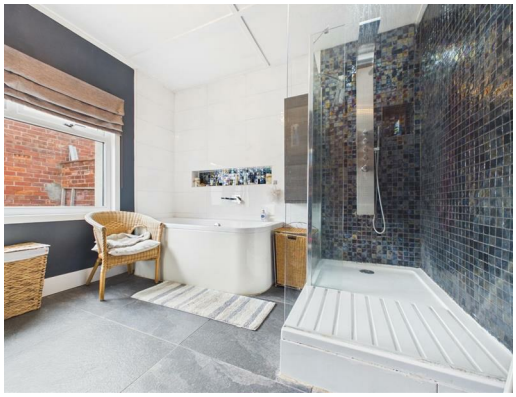














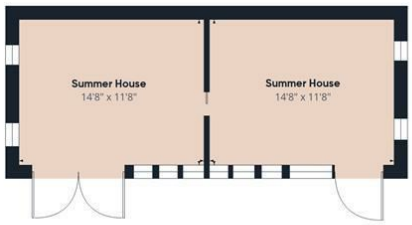









Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area(1)

1533 ft²

(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, continue to the bottom of Cambridge Road North and turn left onto Poplar Avenue. Number 5 can be found on your right hand side.

