



# CHOICE PROPERTIES

*Estate Agents*

44 Harris Boulevard,  
Mablethorpe, LN12 2DY

Reduced To £195,000



Choice properties are delighted to bring to the market this two bedroom semi-detached bungalow, situated in a sought after location, just a short walk from the local amenities and beach. The bungalow further benefits from detached garage and sits proudly upon a generously sized plot. Early viewing is most highly advised. Please note the property is being offered with no onward chain!

The well laid out accommodation comprises:-

### **Kitchen**

13'9" x 6'0"

Fitted with a range of stylish wall and base units with complimentary work surfaces over, one and a half bowl stainless steel sink unit with drainer and mixer tap, cooker point, space for American fridge/freezer, plumbing for a washing machine, partly tiled walls, inset spot lights to the ceiling, door to:-

### **Reception Room**

15'9" x 11'8"

Spacious and abundantly light reception room, picture window to the front aspect, TV Aerial point.

### **Sun Room**

11'4" x 10'6"

Triple aspect windows, polycarbonate roof, laminate flooring, radiator, pedestrian doors to the front and rear aspects.

### **Lobby**

3'11" x 2'10"

Wall mounted hive controls, doors to reception room, bedrooms and bathroom.

### **Bedroom 1**

14'10" x 8'6"

Spacious double bedroom, loft access.

### **Bedroom 2**

10'8" x 9'2"

Spacious double bedroom.

### **Bathroom**

5'11" x 6'0"

Fitted with a three piece suite comprising panelled bath with mains shower over, pedestal wash hand basin with single taps, dual flush w.c., tiled walls.

### **Garage**

With electric roller door, power and lighting.

### **Garden**

The property sits proudly upon a generously sized garden which is privately enclosed with timber fencing to the boundaries. The garden is predominately laid to lawn but also features a decked seating area to the rear and gravelled seating area, which are ideal for soaking up the sunshine or dining alfresco. A timber gate to the side of the property provides access to the front garden, where you will find plenty of space for a caravan/motorhome. A timber shed is also included in the sale.

### **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 B.

## **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.

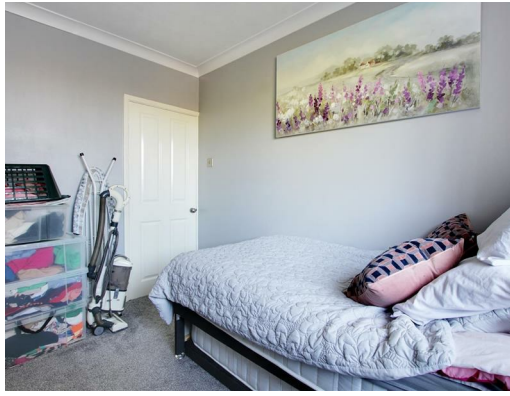
## **Opening hours**

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

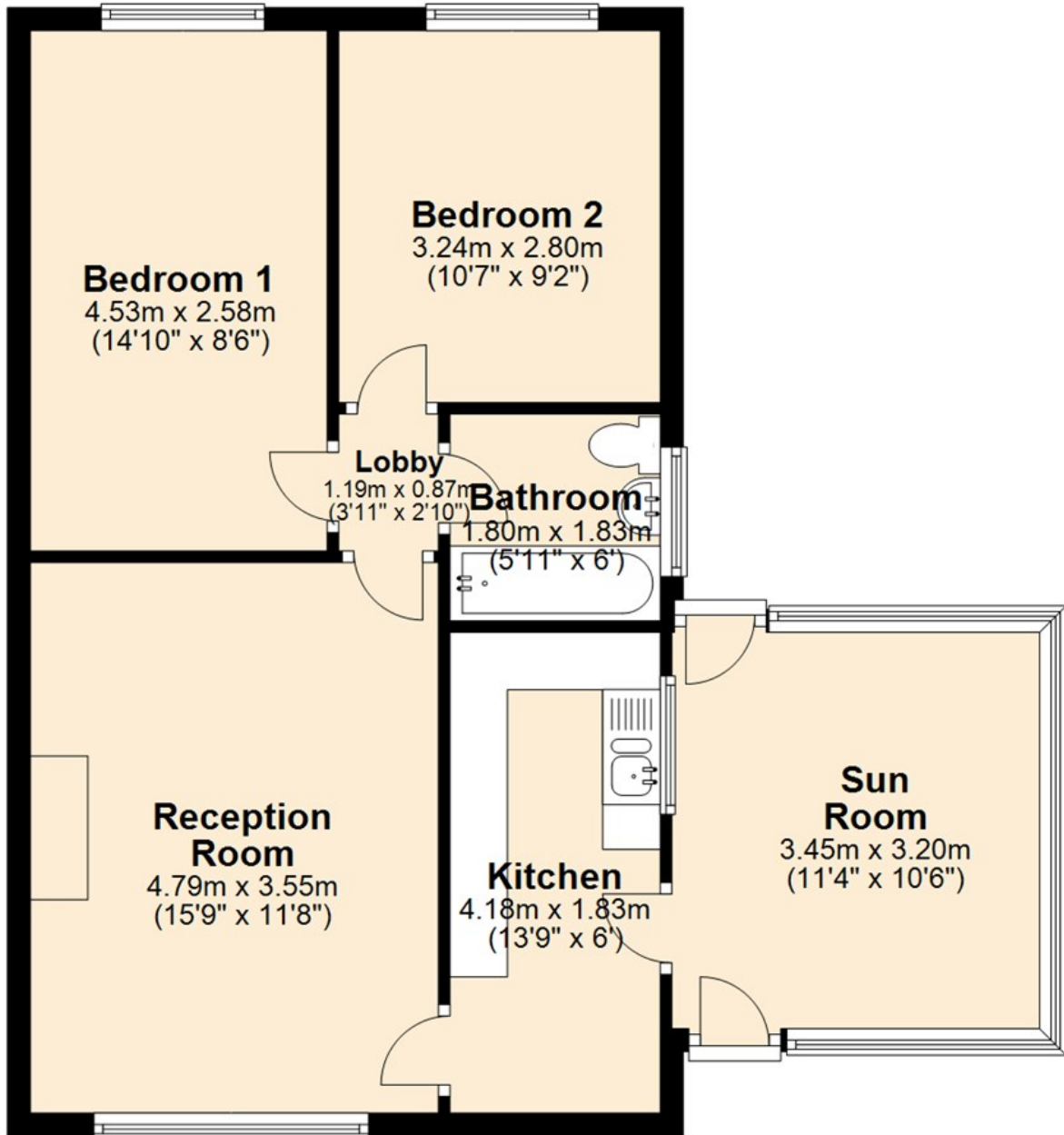
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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





## Ground Floor

Approx. 63.0 sq. metres (678.3 sq. feet)



Total area: approx. 63.0 sq. metres (678.3 sq. feet)

# Directions

From our Mablethorpe office head south along Victoria Road, at the Eagle Hotel turn right onto Seaholme Road. Harris Boulevard is the third turning on your right hand side. Number 44 can be found at the bottom of the road on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			67
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

