CHOICE PROPERTIES

Estate Agents

19 St. Andrews Road, Mablethorpe, LN12 1JB

Reduced To £169,950

It is a pleasure for Choice Properties to bring to the market this spacious four bedroom semi detached bungalow with a superb large garden. This fantastic property is offered with no upper chain and is also located in an ideal position only a short walk from the beach.

Offering plenty of space throughout with a flexible layout, the property comprises:-

Entrance Hall
4'11" x 17'5"
Staircase to the first floor.

Reception Room
13'4" x 11'3"
Box window to front aspect, electric feature fireplace set into tiled surround, TV Aerial point, telephone point.

Inner Hallway
3'11" x 4'8"
Providing extra storage/appliance space, door to shower room and door to:-

Dining Room
9'9" x 11'2"
Built in storage cupboards, TV Aerial point, telephone point, door to:-

Kitchen
7'0" x 11'3"
Fitted with a range of wall and base units with worktops over, one and a half bowl resin sink unit with drainer and mixer taps, plumbing for a washing machine, space for a tumble dryer, wall mounted 'Worcester' boiler, partly tiled walls.

Bedroom 1
13'11" x 7'5"
Double bedroom.

Bedroom 2
13'1" x 7'5"
Double bedroom.

Bedroom 3
7'4" x 18'10"
Double bedroom.

Bedroom 4
6'7" x 19'1"
Double bedroom.

Shower Room
4'11" x 6'0"
Fitted with a three piece suite comprising corner shower with mains shower over, pedestal wash hand basin with mixer taps, dual flush w.c, part mermaid/partly tiled walls, extractor fan.

Garden
To the rear of the property you will find a generously sized garden which is partly paved and partly laid to lawn and features an abundance of established plants, trees and shrubbery throughout. There are several seating areas which are ideal for outdoor entertaining or Alfresco dining and the garden is privately enclosed with timber fencing to the boundaries. A Greenhouse and timber Summer House are also included in the sale.

Tenure
Freehold.

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.

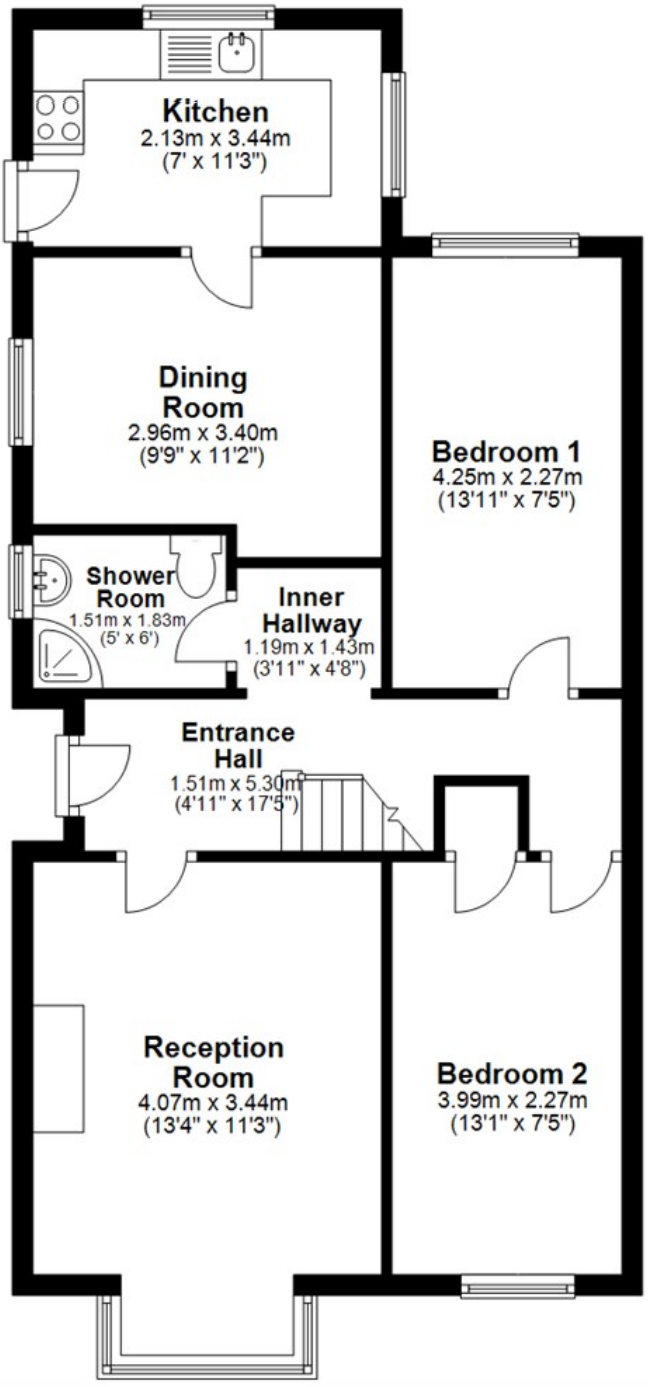
Opening hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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

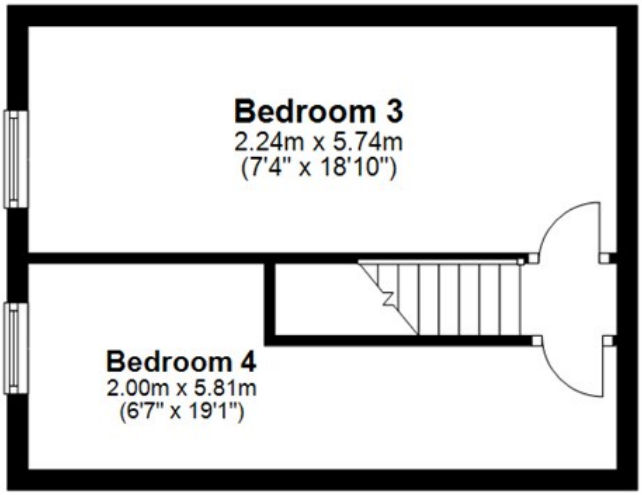
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

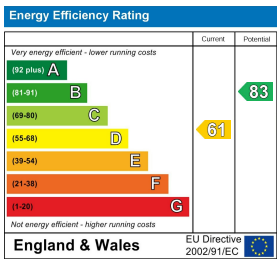
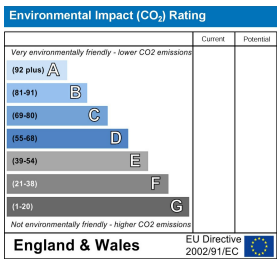
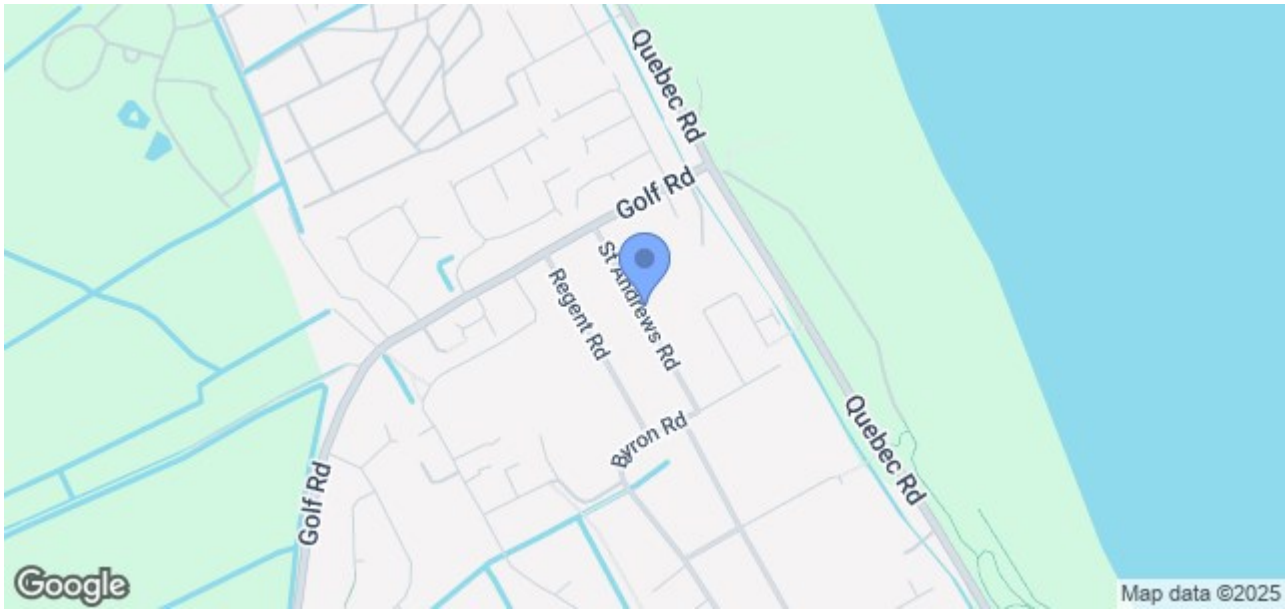
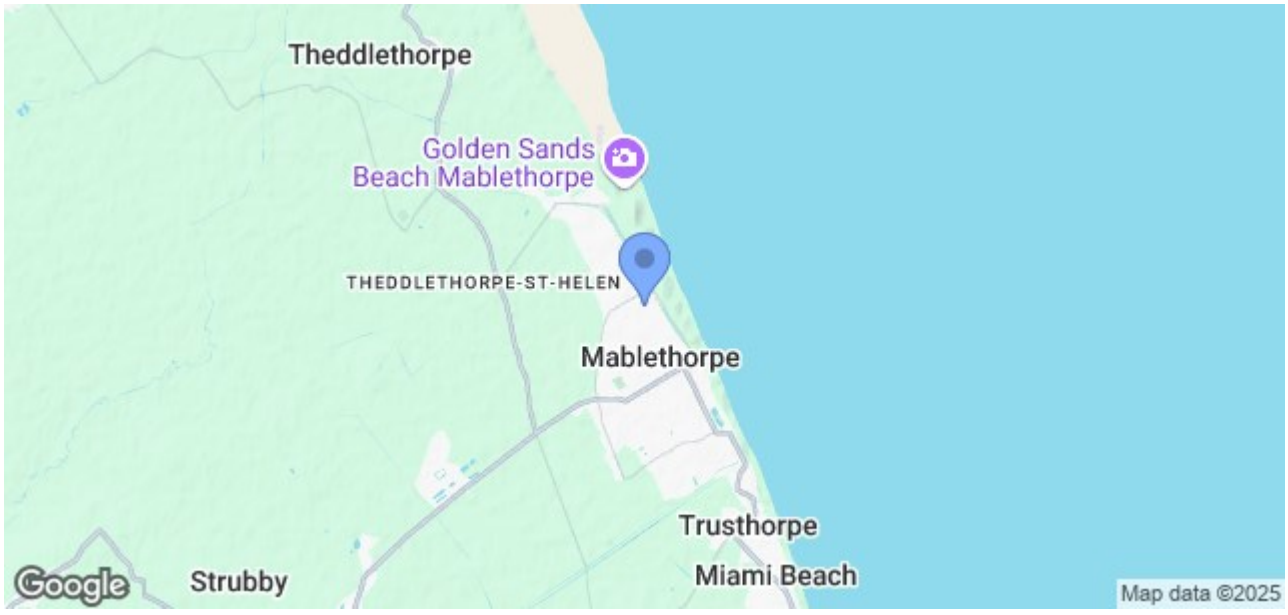
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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



First Floor



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 until you reach the cinema then take your immediate left onto Golf Road. Your first turning on the left hand side will be St. Andrews Road and number 19 can be found on your left hand side.