



CHOICE PROPERTIES

Estate Agents

Tides Reach Saltfleet Road,
Mablethorpe, LN12 1NS

Price £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, moments from the golden sandy beaches and a short drive away from the local amenities in Mablethorpe. Offering a modern and stylish open plan living space and generously sized gardens to the rear, early viewing is certainly advised!

Benefitting from LPG fired central heating and uPVC double glazing throughout, this spacious accommodation comprises:

Entrance Hall

uPVC front entrance door. Double opening doors to the open plan living space. Radiator.

Open Plan Living/Dining/Kitchen:

With wood effect tiled flooring throughout. Consisting of:

Living Room

Light and airy living space with dual aspect windows including a large bay window to the front. Log burning stove set in brick feature surround with wooden mantle. TV aerial point. Radiator. LED lighting.

Dining Room

With double opening 'French' doors leading to the garden. Ample space for a large dining table. Log burning stove. Radiator. LED lighting.

Kitchen

Fitted with a range of modern high gloss wall and base units with oak work surfaces over, 1.5 bowl ceramic sink unit and drainer with mixer tap, integrated double oven and four ring gas hob, integrated fridge/freezer. Part tiled walls. LED lighting. French doors leading to the conservatory.

Conservatory

With a pitched roof, LED lighting, radiator, tiled flooring and double opening 'French' doors leading to the garden.

Utility

Plumbing and space for a washing machine and tumble dryer. Radiator. LED lighting. Door leading to the garden and extra seating area.

WC

Fitted with a dual flush wc and hand wash basin set in vanity unit with mixer tap. Tiled walls and flooring.

Bedroom 1

Spacious double bedroom. Radiator. Laminate flooring.

Bedroom 2

Spacious double bedroom. Radiator. Laminate flooring.

Bedroom 3

Radiator. Laminate flooring.

Shower Room

Fitted with a three piece suite comprising a walk in shower enclosure with mains fed rainfall shower over, dual flush wc and hand wash basin set in vanity unit with mixer tap. Tiled walls. LED lighting. Tall towel radiator.

Driveway

Providing ample off road parking for multiple vehicles.

Garage

With electric roller door, power and lighting.

Gardens

This stunning property boasts generous gardens to the front and rear, both laid to lawn and edged by beautifully kept flower beds. The rear and side garden are privately enclosed with timber fencing and hedges to the boundaries, and boasts a number of raised beds. Including two brick storage outbuildings and a brick workshop, a greenhouse, a decked seating area and a traditional Swedish 'Grillkota'.

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 C.

Viewing Arrangements

By appointment through Choice Properties on 01507 472016.

Opening Hours

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

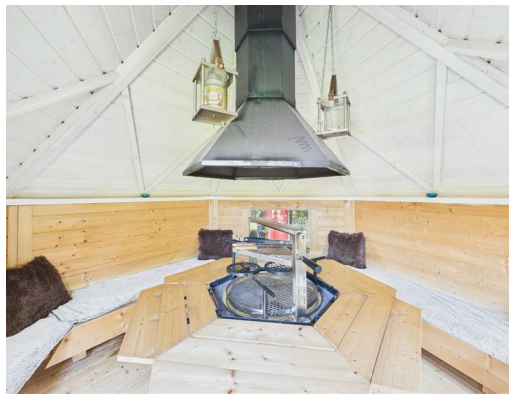
Making An Offer

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 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.

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

Approximate total area^m
1257 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 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) and Tides Reach is located on your left hand side

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

