CHOICE PROPERTIES

*Estate Agents*

# 10 Alford Road, Mablethorpe, LN12 1EU

## Price £175,000

Choice Properties are delighted to present this immaculate three bedroom semi-detached dormer bungalow, ideally located just moments away from the beach and local amenities. This impressive property is well presented throughout and further benefits from both a bathroom and shower room, low maintanence gardens and useful outbuilding with power and lighting. Early viewing is 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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## This light and bright internal accommodation comprises:

### Entrance Porch
4'10" x 4'7"
uPVC entrance door.

### Entrance Hall
4'4" x 8'0"
Wall mounted consumer unit. Spot lighting. Stairs to the first floor landing.

### Reception Room
14'0" x 10'10"
Light and airy reception room. Double opening 'French' style patio doors leading out to the front garden. TV aerial point. Telephone point. Spot lighting. Log burner set in feature surround.

### Kitchen
9'3" x 8'0"
Fitted with wall and base units with work surfaces over, resin sink unit and drainer with mixer tap, integral 'Lamona' electric oven and four ring induction hob with extractor hood over, integral 'Bosch' microwave, integral 'Lamona' washing machine, integral fridge. Cupboard housing the wall mounted 'Ideal' combination boiler. Spot lighting.

### Bedroom 1
9'3" x 10'10"
Spacious double bedroom. Double opening 'French' style patio doors leading to the rear garden. TV aerial point.

### Bedroom 2
6'5" x 19'2"
Spacious double bedroom. TV aerial point. Spot lighting.

### Bedroom 3
6'7" x 19'2"
Spot lighting.

### Shower Room
3'10" x 5'2"
Fitted with shower enclosure with mains fed shower over, dual flush wc and hand wash basin set in vanity unit. Part tiled walls. Spot lighting.

### Bathroom
4'11" x 8'0"
Fitted with three piece suite comprising panelled bath tub with taps over, dual flush wc and hand wash basin set in vanity unit. Part tiled walls. Spot lighting. Wall mounted towel rail.

### Garden
The property is fronted by a garden laid mostly to lawn with a paved pathway to the right hand side, giving access to the property. To the rear of the property is a generous garden, laid to gravel for ease of maintenance with hedging to the boundaries. The rear garden also benefits from an outbuilding which features power and lighting.

### Parking & Access to the Property
Please note that there is no off road parking available at the property. The bungalow is access via a pedestrian right of way pathway.

## 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

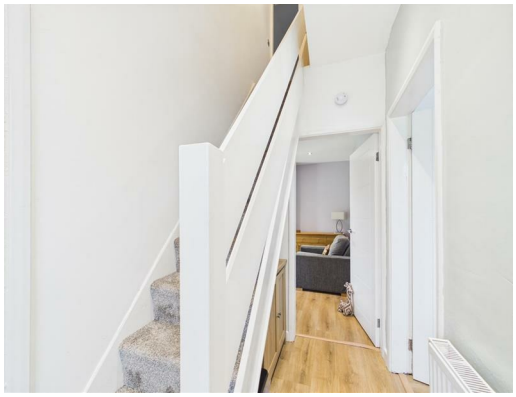
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

## Viewing Arrangements
By appointment through Choice Properties on 01507 472016.

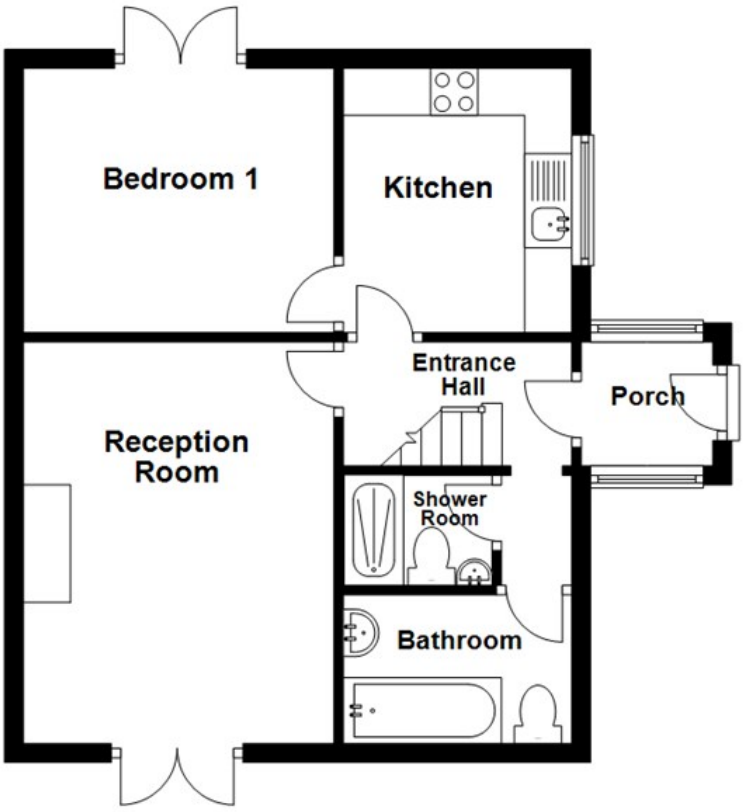
## Opening Hours
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

## 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.

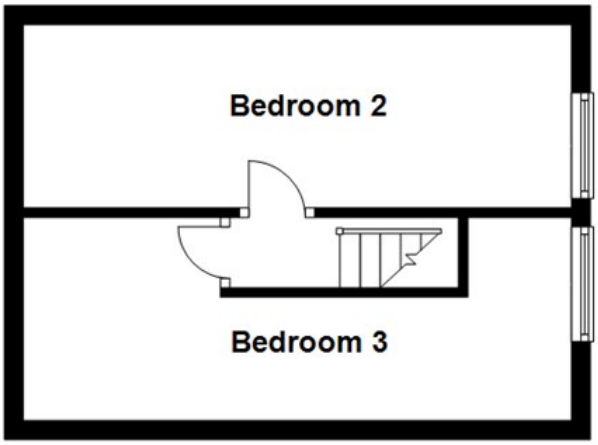
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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

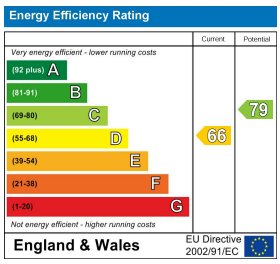
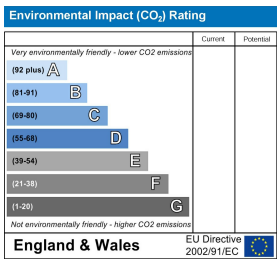
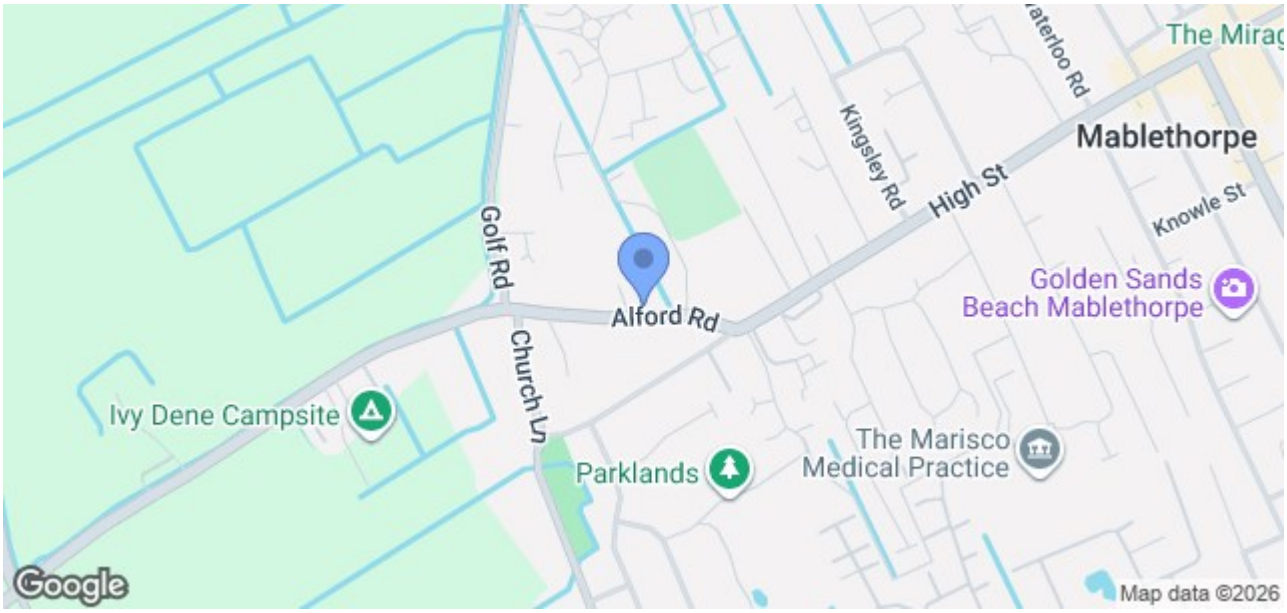
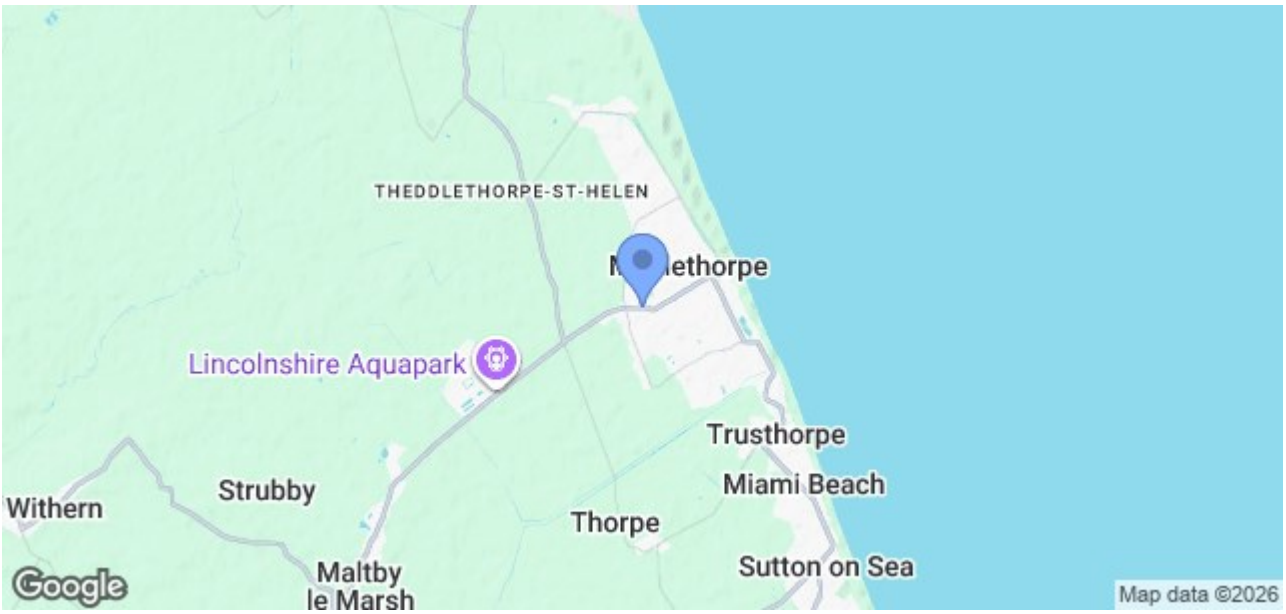


## Ground Floor




## First Floor



# Directions

From our Mablethorpe office head North to the traffic lights, turn left onto the High Street and continue along this road past the primary school onto Alford Road. After passing Tuplin Road number 10 Alford Road can be found behind number 14 (Accessed via footpath).