

8 Regent Road,
Mablethorpe, LN12 1LG

Price £119,950



We offer for sale this two bedroom detached bungalow situated in a pleasant residential position close to the beach and convenient for the town centre.

The property has the benefit of Electric storage Heating plus UPVC double glazed windows and doors. Internally the accommodation consists of:-

Side entrance door to:

Entrance Hall

3'4" x 3'

Electric meter and consumer unit.

Bedroom 1

11' x 8'9"

Electric storage heater. Access to the loft area. Airing cupboard housing the hot water cylinder with immersion heater.

Open Plan Living/Kitchen

15'1" x 11'

Wood burner set in feature surround. Electric storage heater. Double opening 'French' doors to the side. Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Plumbing for washing machine. Part tiled walls. Electric cooker point.

Bedroom 2

11' x 8'9"

Electric storage heater. Door to:

WC

4' x 3'

W.C. Tiled floor. Door to:

Bathroom

6'10" x 4'7"

Panelled bath and pedestal wash hand basin. Electric wall mounted heater. Part tiled walls. Tiled floor. Door to:

Rear Porch

8'8" x 3'6"

Door leading out to the rear garden.

Driveway

With double opening gates.

Gardens

To the front of the property is a slate chipped garden with paved paths. To the rear is a privately enclosed garden which is laid to lawn with gravel borders. Outside lighting.

Store

Garden store at the rear of the property.

Tenure

Freehold

Council Tax

Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - A

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 472016.

Opening Hours

Monday - Friday: 9.00am - 5.00pm
Saturday: 9.00am - 3.00pm

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.

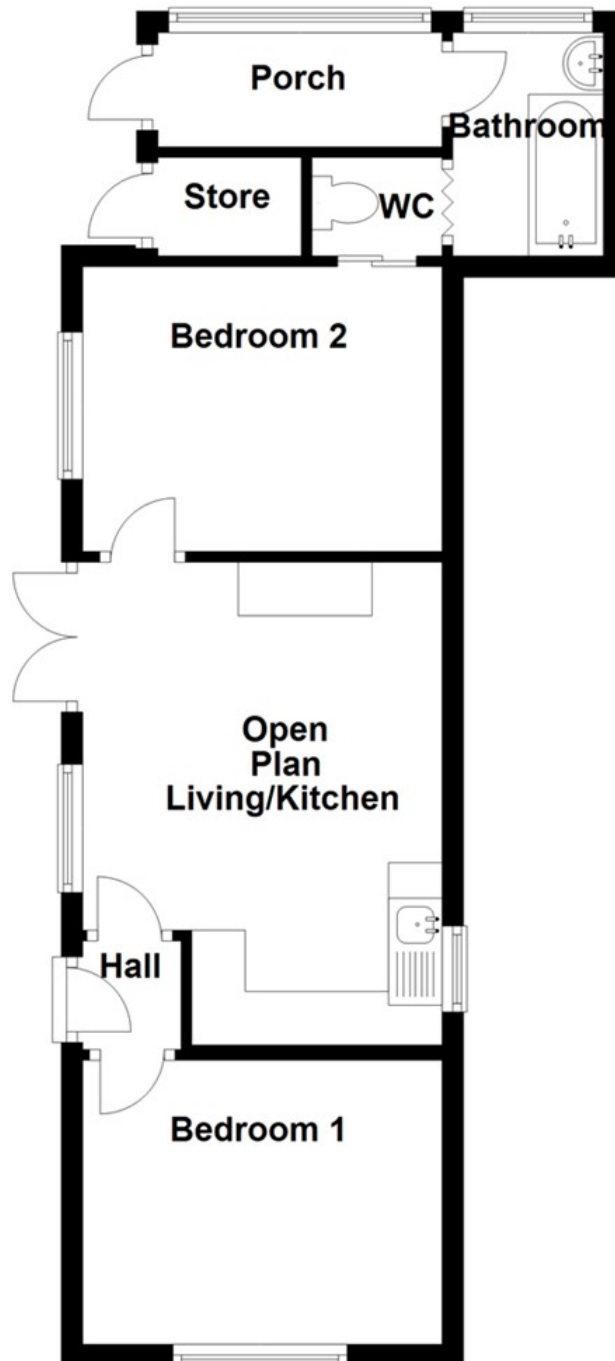
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.





Ground 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 second turning on the left hand side will be Regent Road and number 8 can be found on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

