CHOICE PROPERTIES

Estate Agents

28 Aqua Drive, Mablethorpe, LN12 2YB

Reduced To £235,000



It is a pleasure for Choice Properties to offer for sale this most spacious two bedroom detached bungalow, occupying a pleasant position in a most sought after location just moments away from the local amenities and golden sandy beaches. Further benefitting from a large garden to the rear and impressive log cabin, early viewing is certainly advised!

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

Entrance Porch
5'1" x 5'10"
uPVC entrance door. Door to:

Hallway
6'0" x 13'2"
Radiator. Wall mounted thermostat controls. Storage cupboard housing the wall mounted combination boiler. Loft access. Doors to:

Reception Room/Diner
22'0" x 12'11"
Light and airy reception room with bay window to the front aspect. Space for dining table and chairs. TV aerial point. Double opening 'French' style patio doors leading to the garden.

Kitchen
11'9" x 11'2"
Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, plumbing and space for a washing machine and dishwasher, integrated electric oven and four ring gas hob with extractor over. Space for freestanding fridge and freezer. Radiator. uPVC door leading to the garden.

Bedroom 1
9'5" x 13'3"
Spacious double bedroom. Radiator.

Bedroom 2
12'11" x 9'8"
Spacious double bedroom with built in wardrobes. Radiator.

Bathroom
8'2" x 5'8"
Fitted with a four piece suite comprising a panelled bath tub with mixer tap over, shower enclosure with electric shower over, pedestal hand wash basin with mixer tap, and dual flush wc. Radiator. Part tiled walls.

Driveway
Providing ample off road parking.

Garage
With up and over door, power and lighting.

Garden
To the rear of the property you will find a large, privately enclosed garden with timber fencing to the boundaries. The garden is laid mostly to lawn and features a greenhouse, paved patio area and an impressive log cabin with power and lighting.

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.















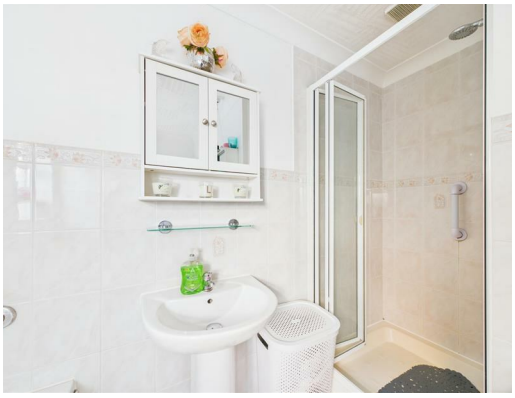


























Approximate total area(1)

833 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.

GIRAFFE360

Directions

From our Mablethorpe office head south along Victoria Road, at the Eagle Hotel turn right onto the Seaholme Road. Aqua Drive is the fifth turning on your left hand side (including Harlequin Drive) and number 28 can be found about halfway along set within a cul de sac on your right hand side.

