CHOICE PROPERTIES

Estate Agents

The Cottage Grift Bank, Mablethorpe, LN12 2PB

Price £175,000

It is a pleasure for Choice Properties to offer for sale a charming two bedroom detached bungalow. This characterful property offers huge potential for someone to renovate and is located in a peaceful, secluded setting whilst still being only a short distance from the beach and town amenities.

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 naea | propertymark PROTECTED

The internal accommodation comprises:

Kitchen
11'11 x11'6
Fitted with a sink unit, inset 1.5 bowl sink with mixer tap and drainer, radiator, double glazed window to the front aspect.

Reception Room
10'3 x 12'1
Light and airy reception rom , feature fireplace, built in storage , double glazed window to side aspect, radiator , door leading to:

Bedroom 1
10'0 x 11'10
Dual aspect windows, radiator.

Bedroom 2
8'9 x9'9
Fitted wardrobe, double glazed window to the rear aspect, radiator.

WC
2'10 x 3'9
Low level WC, double glazed window to the rear aspect.

Shower room
5'6 x 3'7
Shower cubicle, partly tiled.

Garden
The property is fronted by a garden laid to lawn with a number of shrubs and trees to the boundary.

To the rear of the property you will find a privately enclosed garden with an array of well established trees and shrubs.

Driveway
Providing off road parking.

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.

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

Viewing by appointment through Choice Properties Sutton on 01507 472017

Opening hours

Monday - Friday: 9:00am - 5:00pm
Saturday: 9.00am - 3.00pm

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.

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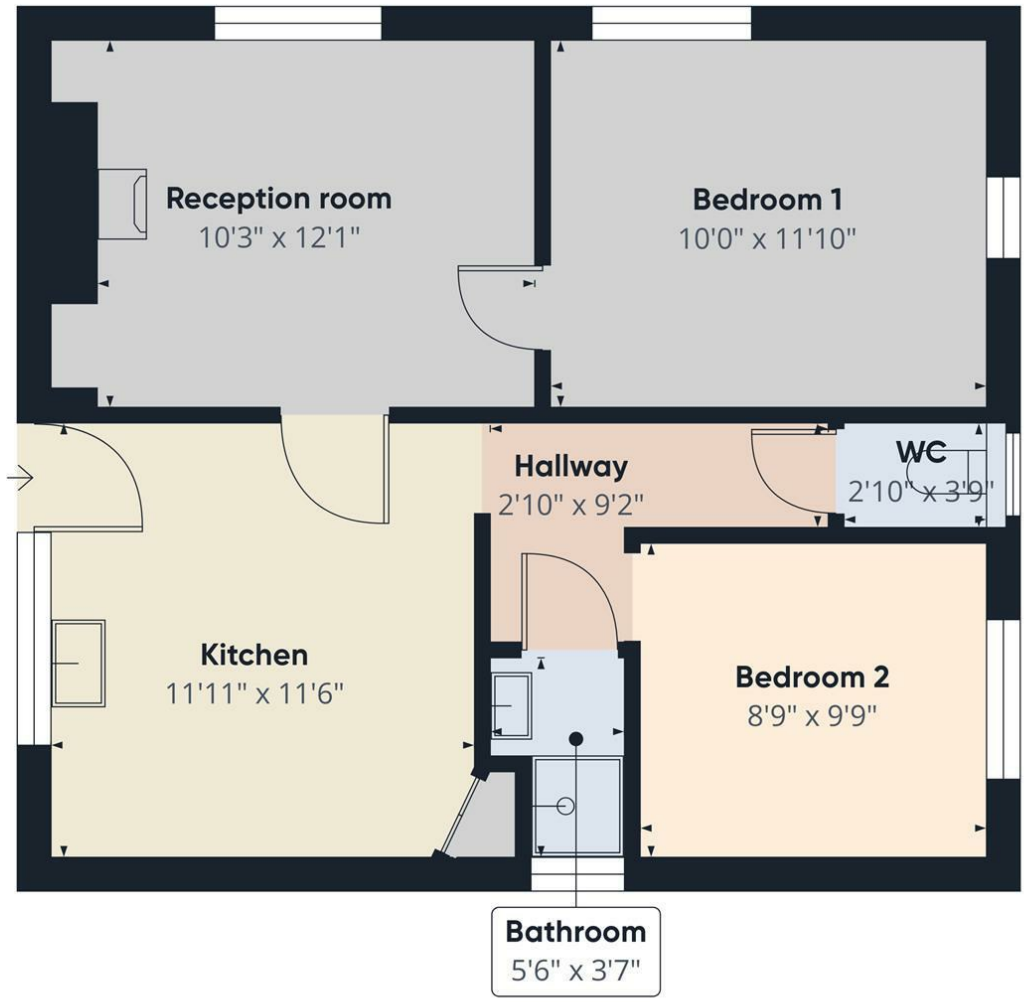

Approximate total area(1)

537 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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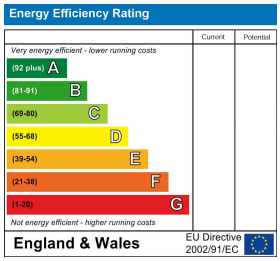
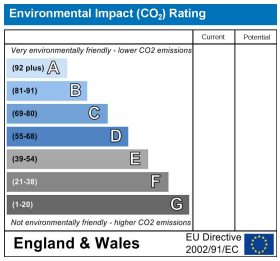
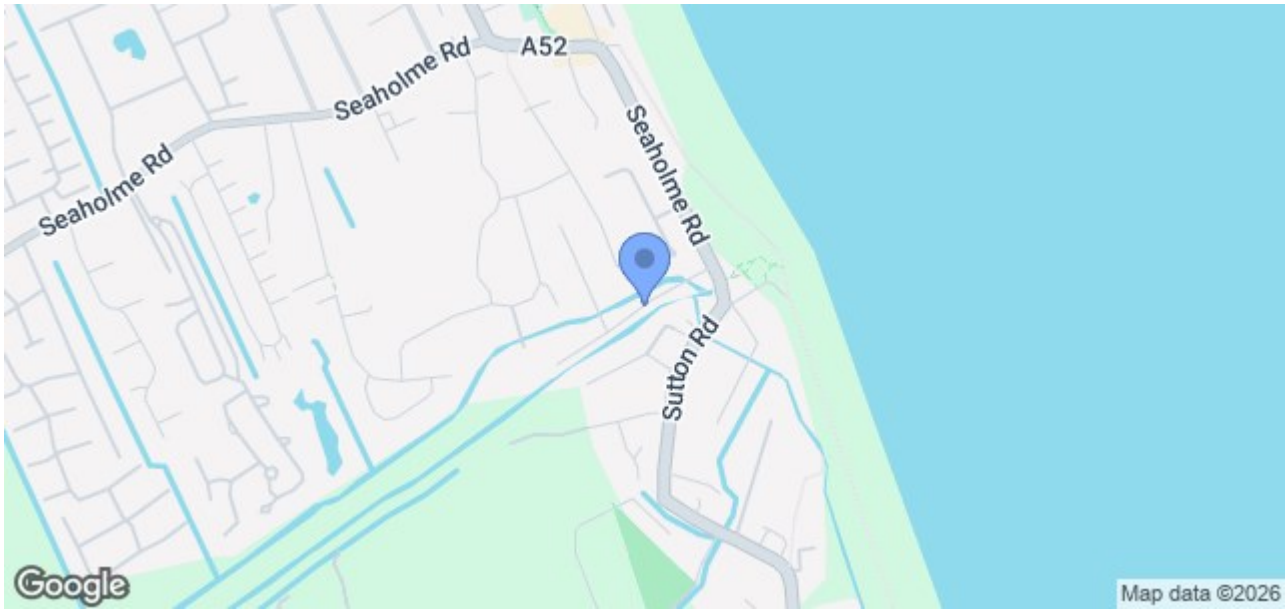
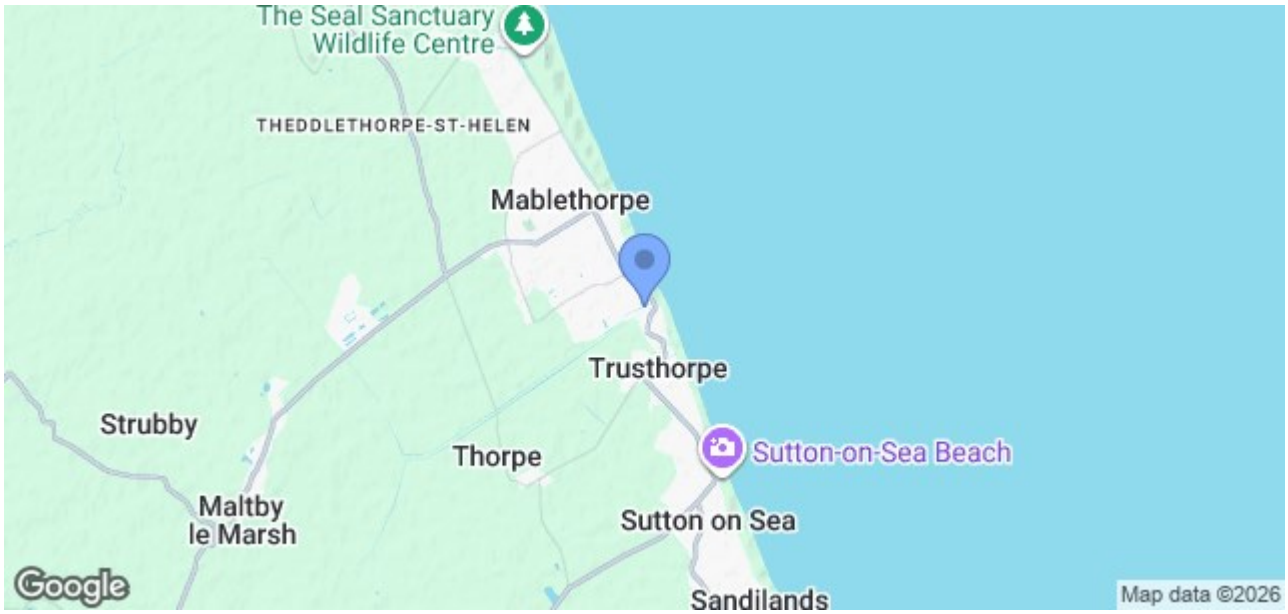
Directions

From our Mablethorpe office head South along Victoria Road then at the end of the road follow around the bend onto Seaholme Road. Continue around the next bend and Grift Bank Lane can be found on your right hand side just before you reach the Trustville holiday park. The Cottage can be found at the start of the lane on your right hand side.