



# CHOICE PROPERTIES

*Estate Agents*

Kingfisher, 17 Kent Avenue,  
Mablethorpe, LN12 1QD

Price £350,000



It is a pleasure for Choice Properties to offer for sale this remarkably spacious and well presented detached bungalow, occupying a pleasant position close to the golden sandy beaches on the outskirts of Mablethorpe. Having previously offered three bedrooms, this now two bedroom (both en-suite) bungalow offers generously proportioned rooms throughout and further benefits from privately enclosed, generous gardens. Early viewing is certainly advised!

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

### **Entrance Hall**

uPVC entrance door. Loft access. Built in storage cupboard. Radiator.

### **Kitchen/Diner**

Fitted with a range of white wall and base units with work surfaces over, 1.5 bowl ceramic sink unit and drainer with mixer tap, integrated oven and electric hob with extractor over. Part tiled walls and part tiled flooring. Ample space for a dining table. Radiator.

### **Reception Room**

Light, airy and remarkably spacious living room. TV aerial point. Radiator. Sliding door to conservatory.

### **Conservatory**

Remarkably spacious conservatory with pitched roof. Radiator. Double opening patio doors leading to the garden.

### **Bedroom 1**

Spacious double bedroom with built in wardrobes. Radiator.

### **En-Suite**

Fitted with a white three piece suite comprising a panelled bath tub, pedestal hand wash basin and wc. Tiled walls.

### **Bedroom 2**

Spacious double bedroom. Radiator.

### **En-Suite**

Fitted with a white three piece suite comprising a panelled bath tub, pedestal hand wash basin and wc. Towel radiator. Tiled walls.

### **Bathroom**

Fitted with a white three piece suite comprising a panelled bath tub electric shower over, dual flush wc and hand wash basin set in vanity unit. Tiled walls and flooring. Towel radiator.

### **Driveway**

Large gravelled driveway providing ample off road parking for several vehicles.

### **Garage**

With an electric roller shutter door to the front, pedestrian access door to the rear, power and lighting.

### **Gardens**

The property further benefits from generous, privately enclosed gardens to the rear which back on to open fields. The gardens are enclosed by timber fencing and a timber gate opens onto the field and surrounding walks. The gardens are mostly laid to lawn and also benefit from a paved patio area, decked undercover seating area, a greenhouse and two useful timber sheds.

### **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](http://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.









# Directions

From our Mablethorpe office head north on Victoria Road. Then at the traffic lights and the end of the road turn right onto the High Street. At the end of High Street turn left onto Quebec Road and follow this road past the Cinema and Haven Golden Sands Park. Follow the road round the bed to the left onto Meers Bank and then again onto Kent Avenue. The property can then be found on your left hand side, set back from the road down a private gravelled driveway.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

