CHOICE PROPERTIES
Estate Agents

14 Jacklin Crescent, Mablethorpe, LN12 1JH

Reduced To £195,000

Choice Properties are pleased to present for sale this generously proportioned two bedroom, extended, semi-detached bungalow situated on the ever popular road of Jacklin Crescent; situated only a short walk from both Mablethorpe's award winning beaches and local amenities. Boasting an expansive driveway, garage and privately enclosed gardens, early viewing is most certainly 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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Benefiting from a mains gas central heating system and uPVC double glazing throughout, the beautifully maintained accommodation comprises:-

Entrance Hall
3'04" x 8'07" extending to 6'02" x 2'06"
Front composite door leading into the entrance hall with two fitted storage cupboards, the wall mounted thermostat and doors to:

Reception Room
14'11" x 9'01"
Fitted with a TV aerial and also set in an open plan design with the reception room.

Dining Room
8'10" x 17'11"
With ample space for a dining table and sliding uPVC patio doors to the rear garden.

Kitchen
7'10" x 9'05"
Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker with stainless steel extractor hood over, space for a freestanding fridge/freezer, space and plumbing for a washing machine, space for a wine cooler, space and plumbing for a freestanding dishwasher, partly tiled walls, under-cabinet lighting and set in an open plan design with the:

Bedroom 1
15'11" x 9'05"
Remarkably spacious double bedroom with an array of fitted wardrobes with sliding mirrored doors.

Bedroom 2
10'05" x 6'11"
Double bedroom housing the wall mounted consumer unit.

Bathroom
5'11" x 6'04"
Fitted with a three piece suite comprising a panelled 'P' shaped bath tub with mixer tap and electric 'Mira Zest' shower over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, tiled flooring and tiled walls.

Driveway
Expansive paved driveway, providing off road parking for several vehicles.

Garage
16'04" x 9'06"
With an electric roller door, side pedestrian door, power and lighting.

Garden
The property is fronted by a garden laid to lawn housing a well established Maple Tree.

To the rear of the property you will find a privately enclosed garden, laid mostly to lawn with timber fencing to the boundaries. The rear garden has undergone some recent renovations, now providing a timber decked seating veranda to the rear, providing the perfect place for outdoor seating, dining or entertaining. The rear garden additionally benefits from a further paved patio seating area, as well as borders laid with shingle, providing ample space for a vast range of potted plants.

Tenure
Freehold.

Viewing arrangements
By appointment through Choice Properties on 01507 472016.

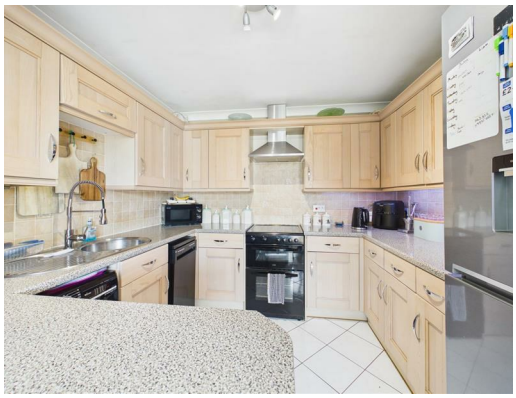
Opening hours
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

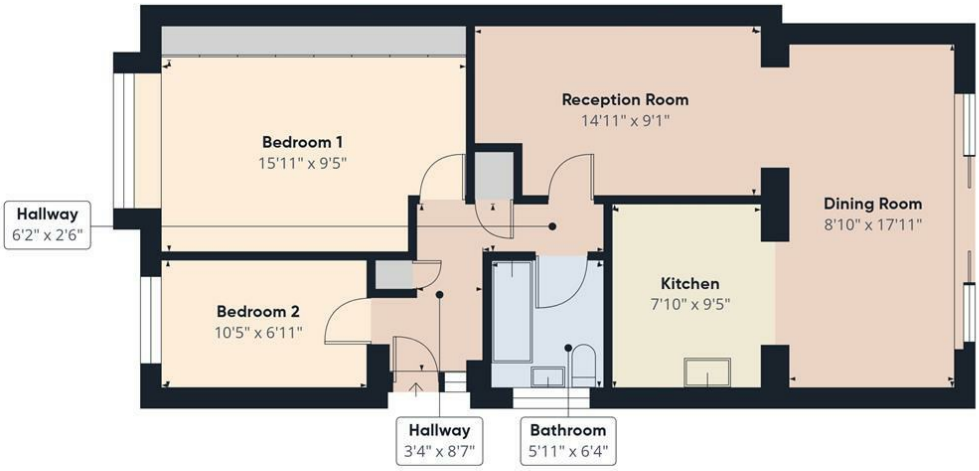
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you 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.

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

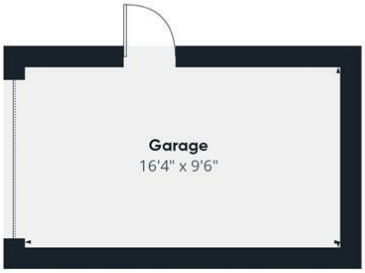
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

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.





Floor 0 Building 1



Floor 0 Building 2

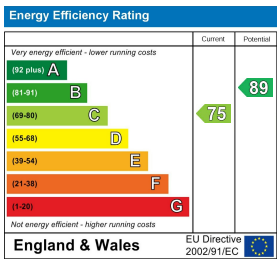
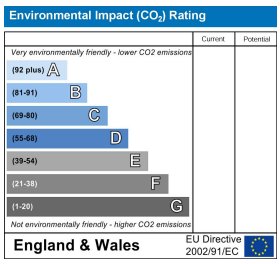
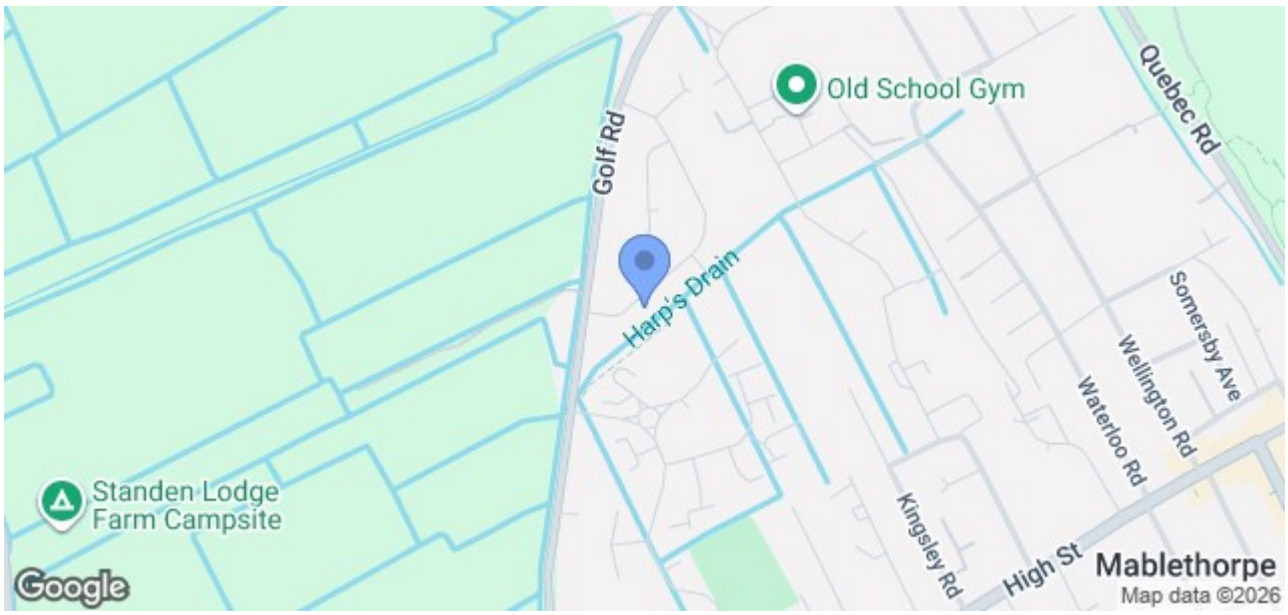
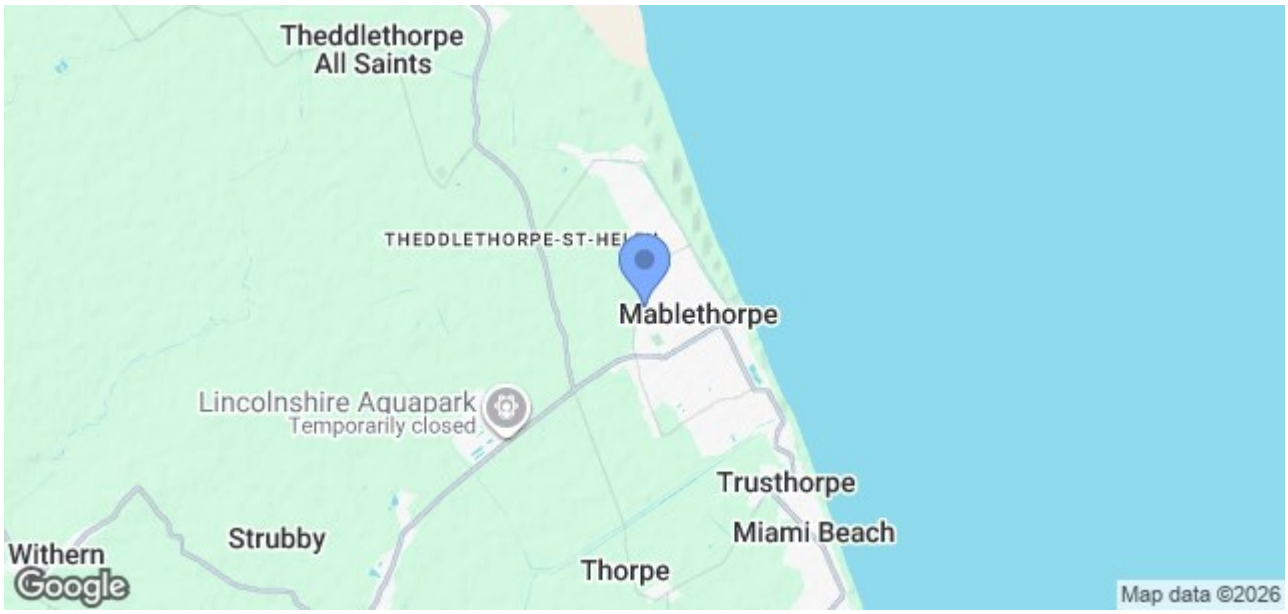
Approximate total area(1)

864 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 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, take your fourth turn left onto Jacklin Crescent.