



CHOICE PROPERTIES

Estate Agents

4 Marlborough Drive,
Mablethorpe, LN12 2BA

Price £300,000



It is a pleasure for Choice Properties to bring to the market this remarkably spacious two bedroom detached bungalow with a generously sized well maintained garden, driveway and garage. This beautiful property offers a high quality finish throughout and is located on a highly desirable cul-de-sac only a short walk from the town centre and award winning golden sandy beaches. Early viewing is advised.

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

Entrance Hall

13'4" x 2'10"

With two storage cupboards.

Living Room

18'0" x 13'2"

Spacious, light and airy reception room with electric fireplace set into feature surround with marble effect hearth and mantle, TV aerial point, two large uPVC double glazed windows to the front including floor to ceiling bay window.

Open Plan Kitchen

14'8" x 8'10"

Fitted with a range of wall and base units with worktops over, ceramic butler sink unit and drainer with mixer tap, integrated oven and five ring gas hob with extractor over, space for large 'American' style fridge/freezer. Tiled flooring. Part tiled walls.

Utility

4'9" x 8'10"

Plumbing for a washing machine. Wall mounted 'Ideal' combination boiler. Tiled flooring. Part tiled walls.

Conservatory

19'1" x 9'10"

Open plan living/diner conservatory with pitched glass roof. Double opening uPVC patio doors leading to the garden. Tiled flooring.

Bedroom 1

10'9" x 13'6"

Double bedroom. Built in storage. Front facing.

Bedroom 2

10'5" x 8'10"

Double bedroom. French doors to rear garden.

Shower Room

6'9" x 6'1"

Fitted with a white three piece suite comprising shower enclosure with electric shower over, hand wash basin set in vanity unit and dual flush wc. Tiled walls and flooring. Heated towel rail.

Garden

The property is fronted by a generously sized garden laid to artificial grass. To the rear of the property you will find a generously proportioned and privately enclosed garden which has been mostly laid to lawn and additionally features a paved pathway and seating area with fences to the boundaries. There is a gate to the side of the bungalow allowing access to the front of the property and a pedestrian door to the garage is located in the rear garden.

Driveway

Spacious well presented driveway providing off street parking for several vehicles and leading up towards the garage. Including an electric car charger.

Garage

With up and over door, 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

Viewings Arrangements

By appointment through Choice Properties on 01507 472016

Opening Hours

Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.









Floor 0 Building 1



Floor 0 Building 2

Approximate total area^m
1191 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 along Victoria Road, at the traffic lights turn left onto the High Street, carry on past the CO-OP supermarket, past the Police Station and turn left opposite the Primary School onto Church Road. Take your first left onto Cheltenham Way and 4 Marlborough Drive is located immediately to your right.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) 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			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

