CHOICE PROPERTIES

Estate Agents

3 Wellington Avenue, Mablethorpe, LN12 1HL

Price £215,000

Choice Properties are delighted to bring to the market this remarkably spacious three bedroom detached bungalow with parking to the front of the property plus a garage and further parking to the rear of the bungalow. This fantastic property is being sold by motivated sellers and is located in a quiet but central position only a short walk from the beach and shops and amenities.

Offering solar panels, generously proportioned rooms and impressive high ceilings throughout, the well maintained accommodation comprises:

Entrance Porch
Door to:-

Hallway
4'3" x 19'9"
Abundantly light hallway with loft access.

Kitchen
8'0" x 11'9"
Fitted with a range of wall and base units with complimentary worksurfaces over, one bowl sink unit with drainer and stainless steel mixer tap, range cooker point wit featured stainless steel extractor hood over, space for fridge/freezer, partly tiled walls, wall mounted 'Worcester' boiler, uPVC double glazed window, door to:-

Utility Area
6'0" x 4'3"
Plumbing for a washing machine and dishwasher.

Pantry
5'0" x 3'8"
Providing ample storage with shelving.

Reception Room
20'3" x 11'9"
Abundantly light reception room. fireplace set into featured surround, TV Aerial point, telephone point, uPVC double glazed window, French double opening patio doors leading to:-

Sun room
19'5" x 9'6"
With uPVC double glazed windows over looking the garden, polycarbonate roof, sliding patio doors leading out into the garden.

Bedroom 1
11'10" x 15'4"
Spacious double bedroom with uPVC double glazed window.

Bedroom 2
11'10" x 13'10"
Spacious double bedroom with uPVC double glazed window.

Bedroom 3
11'9" x 8'4"
Double bedroom with uPVC double glazed window.

Bathroom
11'10" x 5'10"
Fitted with a four piece suite comprising panelled bath, large shower cubicle with main waterfall shower over, wash hand basin set into vanity unit, dual flush w.c., tiled splashbacks, uPVC double glazed window.

Driveway
Providing off street parking to the front of the property. There is also an additional parking space to the rear of the property, ideal for a second car or motorhome.

Garage
Garage is located to the rear of the property. With up and over door, power and lighting, pedestrian access from the garden.

Garden
To the rear of the garden you will find a privately enclosed garden with timber fencing to the boundaries. The garden is neatly laid to law and features plants, trees and shrubbery throughout. There are paved patio seating areas which is perfect for relaxing in the sunshine or outdoor dining. A gate to the side of the property provides access to the rear.

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

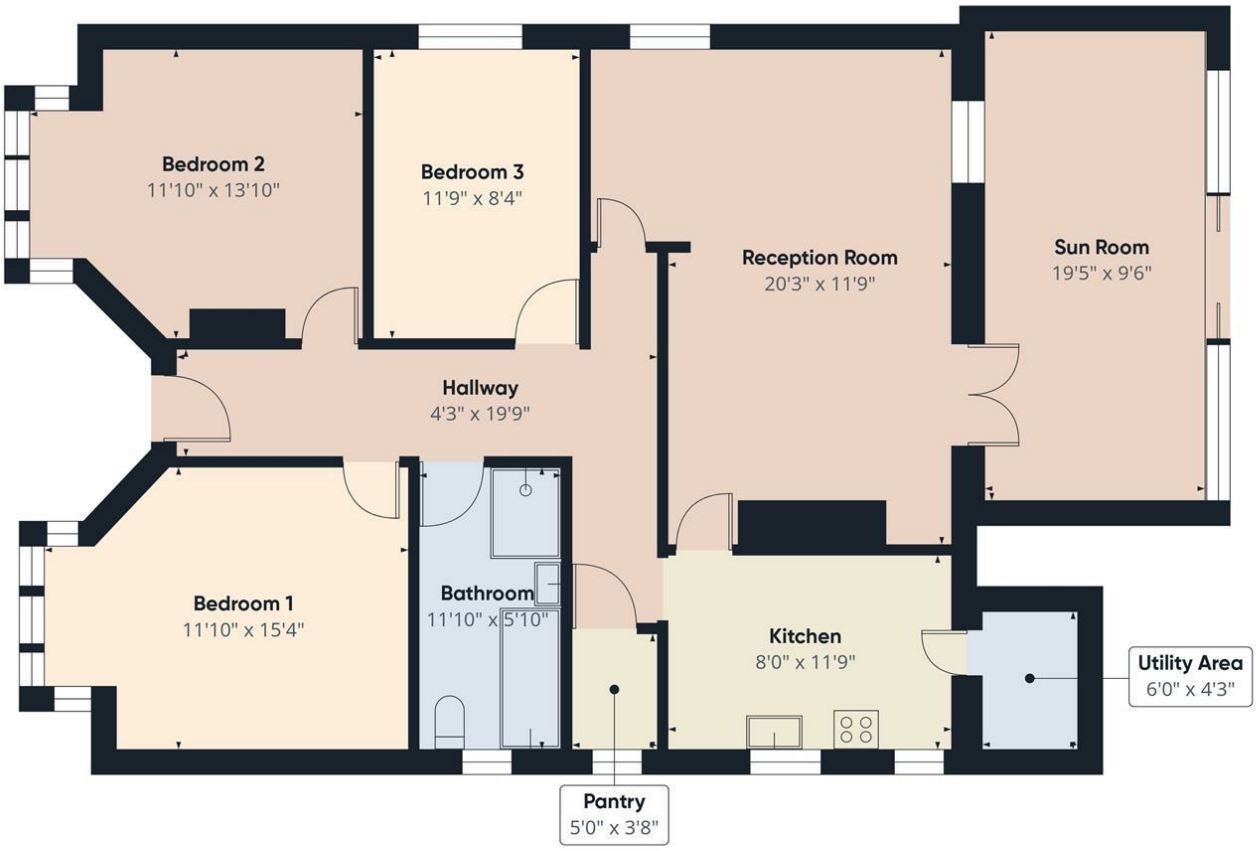
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

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 arragements
Viewing by Appointment through Choice Properties, 01507472016

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

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)

1178 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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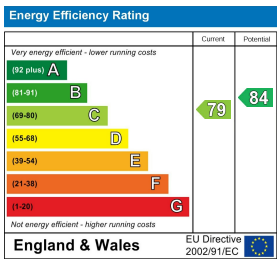
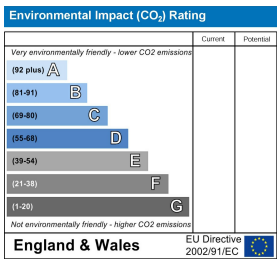
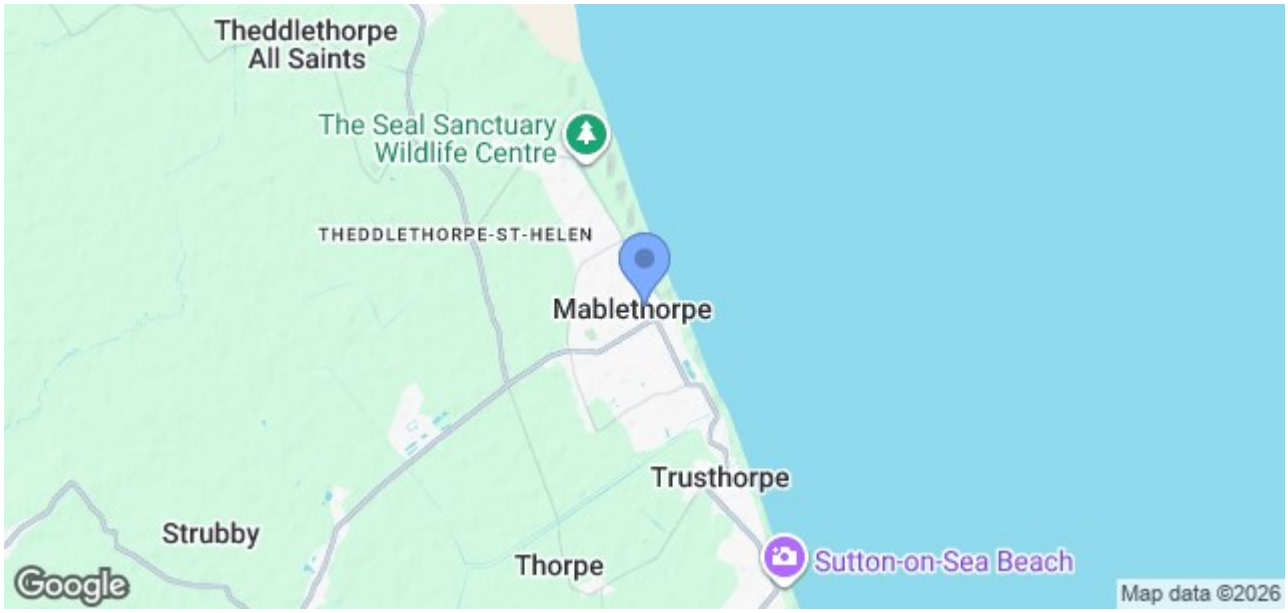
Directions

From our Mablethorpe office head North to the traffic lights. Turn left onto the High Street and then first right into Wellington Road. Wellington Avenue is then your second right turn.