CHOICE PROPERTIES

Estate Agents

12 Long Acre, Mablethorpe, LN12 1JF

Price £189,950

It is a pleasure for Choice Properties to bring to the market this generously proportioned two bedroom semi-detached dormer bungalow, situated in a popular residential position, only a short walk from both the amenities and award winning golden sandy beaches of Mablethorpe. Boasting a well maintained internal accommodation, off road parking and easy to maintain gardens, early viewing is most certainly advised.

The abundantly light and bright accommodation benefits from a mains gas central heating system and comprises:-

Hallway
16'02" x 3'05"
Front uPVC door leading into the 'L' shaped hallway with laminate flooring and doors to:

Reception Room
14'05" x 8'11"
Light and airy reception room benefiting from a bay window to front aspect and fitted with a wall mounted electric feature fire and TV aerial.

Dining Area
9'09" x 8'09"
With double opening 'French' doors to the sun room and stairs to the first floor.

Kitchen
8'11" x 8'04"
Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring 'Cooke & Lewis' hob with stainless steel extractor hood over, integrated oven, space for an under-counter fridge/freezer, space for a slimline dishwasher, partly tiled walls and the kitchen also houses the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems. Open plan design with the:

Sun Room
8'09" x 22'09"
Fitted with double opening 'French' doors to the rear garden, ample space for a dining table, a TV aerial and a door to the:

Utility Room
17'10" x 3'10"
Fitted with a base unit and space and plumbing for a washing machine with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a tumble dryer, space for a freestanding fridge/freezer and a uPVC door to front aspect.

Bedroom 1
12'09" x 10'06"
Spacious double bedroom benefiting from dual aspect windows including a bay window to front aspect, and fitted with a TV aerial.

Shower Room
5'03" x 5'03"
Set out in a wet room design with a mains fed shower head over, hand wash basin with mixer tap and WC with dual flush button, tiled walls, an extractor fan and heated towel rail.

Bedroom 2
10'07" x 17'08"
Remarkably spacious double bedroom with a feature 'Velux' style window, TV aerial and access to the eaves for storage.

Driveway
Paved driveway providing off road parking for multiple vehicles. There is also a section laid with shingle to provide additional parking space.

Garden
To the rear of the property you will find a privately enclosed garden, laid mostly with artificial grass for ease of maintenance, with timber fencing to the boundaries. There is also an array laid with shingle housing a useful timber shed and a selection of raised planter beds, perfectly utilised to display an array of well established and vibrant plants.

Tenure
Freehold.

Viewing arrangements
By appointment through Choice Properties on 01507 472016.

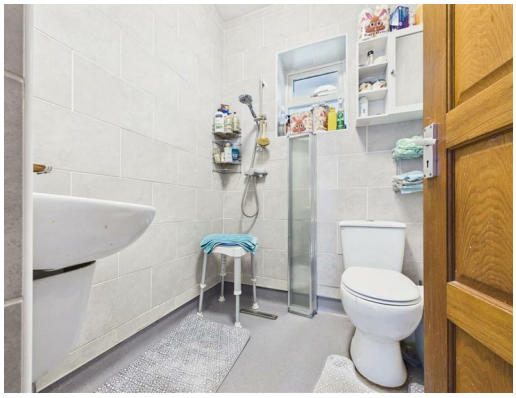
Opening hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.

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

Floor 2

Approximate total area(1)

985 ft²

Reduced headroom

25 ft²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 5 ft

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 and take your first right onto Wellington Road, then follow along to the bottom of this road. At the junction turn right onto Byron Road and then take your first left onto Long Acre. Number 12 can then be found on your right hand side.