CHOICE PROPERTIES

Estate Agents

7 Repton Road, Mablethorpe, LN12 1JY

Price £189,950

Choice Properties are delighted to bring to the market this fantastic and most spacious two bedroom semi detached bungalow. The property is situated in a quiet residential location, yet only moments from both the local amenities and the golden beaches of Mablethorpe. This property is not one to be missed, so early viewing is recommended!

The well proportioned layout offers generous sizing throughout and comprises:

Kitchen / dining room
19'1 x 15'8
Fitted with base units, inset one and a half bowl sink with drainer and mixer tap, gas hob, space for a fridge/ freezer, integrated oven, tiled flooring throughout, Double glazed windows to the rear aspect.

Utility Room
11'2 x 5'4
Fitted with base units, inset sink with drainer and mixer tap, plumbing for a washing machine, partly tiled, door leading to:

Reception Room
12'6 x 13'7
Light and airy reception room, featured box bay window, dual aspect window, radiator.

Shower room
7'3 x 5'6
Low level wc, shower cubicle, tiled walls , tiled floor, radiator, double glazed window.

Bedroom 1
11'6 x 9'9
Double bedroom, featured box bay window, radiator.

Bedroom 2
17'7 x 8'0
Double bedroom.

Garden
The property sits proud upon a generously sized plot, privately enclosed with timber fencing to the boundaries. The side garden is paved for ease of maintenance, much alike to the rear of the property, which is laid with shingle. The rear part of the garden additionally features a range of planter beds as well as a variety of well established trees and shrubs. You will also find secure gated access to the rear, which takes you onto the popular station walk, where the former Railway Line was situated in Mablethorpe; ideal for dog walkers.

Garage
Detached garage with side pedestrian door and side window.

Driveway
Providing space for off road parking.

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

Tenure
Freehold.

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 arrangements
Contact Choice Properties on 01507 472016.

Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

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)

823 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.

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Directions

From our office head north along Victoria Road, at the traffic lights turn left onto the High Street, take your second right onto Waterloo Road then your second left onto Repton Road. Number 7 can be found at the bottom of the road.