



# CHOICE PROPERTIES

*Estate Agents*

41 Waterloo Road,  
Mablethorpe, LN12 1JR

Price £170,000



It is a pleasure to bring to the market this two bedroom semi detached bungalow with a long driveway providing ample parking for several vehicles. This well laid out property offers spacious rooms and is located in an ideal position only a short walk from the town centre and beach.

Featuring electric heating and uPVC double glazing throughout, the accommodation comprises:-

### **Hallway**

9'09" x 2'11"

Front uPVC door leading into the 'L' shaped hallway with a built in double storage cupboard; housing the hot water cylinder, loft access and doors to:

### **Reception Room**

15'01" x 10'01"

Light and airy reception room benefiting from a bow window to front aspect and fitted with a TV aerial and telephone point.

### **Kitchen**

9'03" x 9'00"

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, space for a freestanding fridge/freezer, space and plumbing for a washing machine, tiled splashbacks, a 'Manrose' extractor fan and the kitchen also houses the wall mounted consumer unit.

### **Bedroom 1**

12'09" x 10'01"

Spacious double bedroom with a TV aerial.

### **Bedroom 2**

6'05" x 9'01"

With a TV aerial and double opening 'French' doors to the garden.

### **Shower Room**

6'03" x 5'06"

Set up in a wet room design with an electric 'Mira Advance' shower over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, tiled walls, heated towel rail and an extractor fan.

### **Driveway**

Spacious driveway providing parking for several vehicles.

### **Garden**

To the rear of the property you will find a sizeable lawned garden with established trees and shrubbery to the borders.

### **Tenure**

Freehold.

### **Viewing arrangements**

Viewing 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**

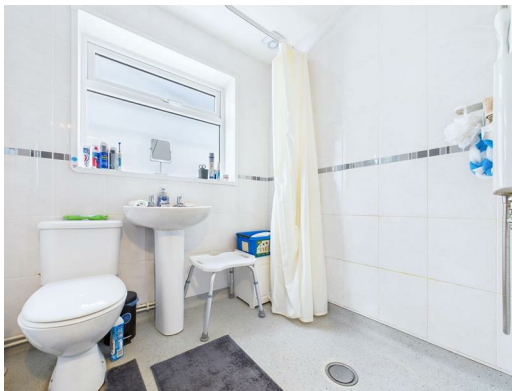
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current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

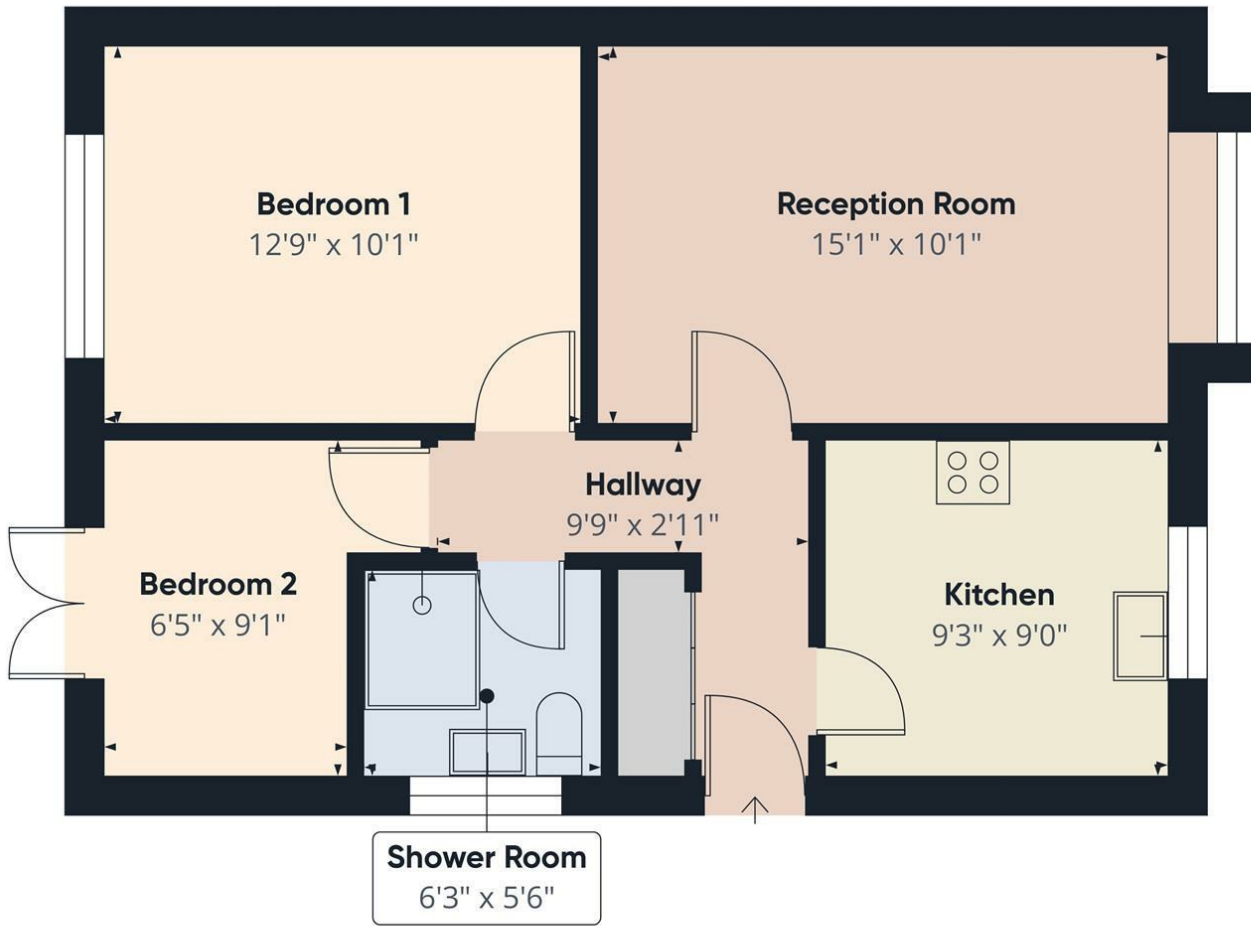
Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

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.







Approximate total area<sup>m</sup>  
535 ft<sup>2</sup>

(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.

GIRAFFE360

# Directions

From our Mablethorpe office head North to the junction then turn left onto the High Street then take your second right into Waterloo Road. Number 41 can be found of your left hand side.

