CHOICE PROPERTIES

Estate Agents

49 The Strand, Mablethorpe, LN12 1BQ

Reduced To £179,950

Choice Properties are delighted to bring to the market this fantastic two bedroom semi detached bungalow located in a quiet residential position only a short walk from the town centre and beach. The property further benefits from both driveway with garage and has an attractive and generously sized garden to the rear. Early viewing is highly advised!

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel: (01507) 472016 Email: mablethorpe@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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The well maintained internal accommodation comprises:

Porch
With door to:-

Inner Lobby
2'7''' x 3'2''
Doors to:

Kitchen
13'1'' x 7'5''
Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer, cooker point, plumbing for washing machine, space for freestanding fridge/freezer, wall mounted 'Worcester' boiler.

Reception room
16'11'' x 10'11''
Light and airy reception room. TV aerial point. Gas fire.

Sun room
5'10'' x 7'7''
Polycarbonate roof. uPVC patio door to the garden.

Bedroom 1
9'10'' x 10'6''
Spacious double bedroom.

Bedroom 2
13'0'' x 7'8''
Spacious double bedroom. Sliding doors to conservatory.

Shower room
6'7'' x 7'4''
Fitted with shower enclosure with mains fed shower over, hand wash basin and wc. Part tiled walls.

Driveway
Paved and gravelled driveway providing off road parking.

Garage
16'0'' x 7'10''
With up and over door, power and lighting, pedestrian door to the side aspect.

Garden
To the rear of the property you will find a privately enclosed and generously sized garden with timber fencing to the boundaries. The garden is mostly laid to lawn and features an abundance of plants, trees and shrubbery to the borders. There is also a paved seating area with featured pergola over. Gates to the side of the bungalow provide access to the front.

Tenure
Freehold

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.

Viewing Arrangements

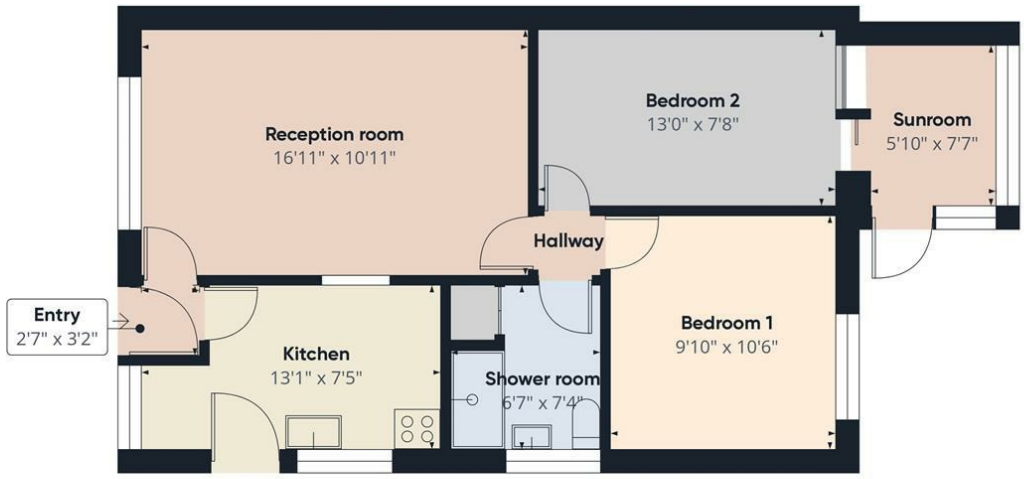
Viewing by Appointment through Choice Properties, Mablethorpe - Tel 01507 472016

Council Tax Band

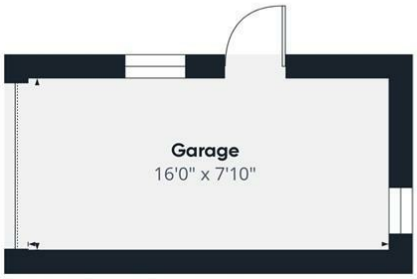
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

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 Building 1



Floor 0 Building 2

Approximate total area(1)

727.32 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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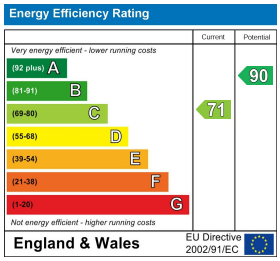
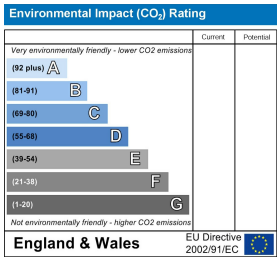
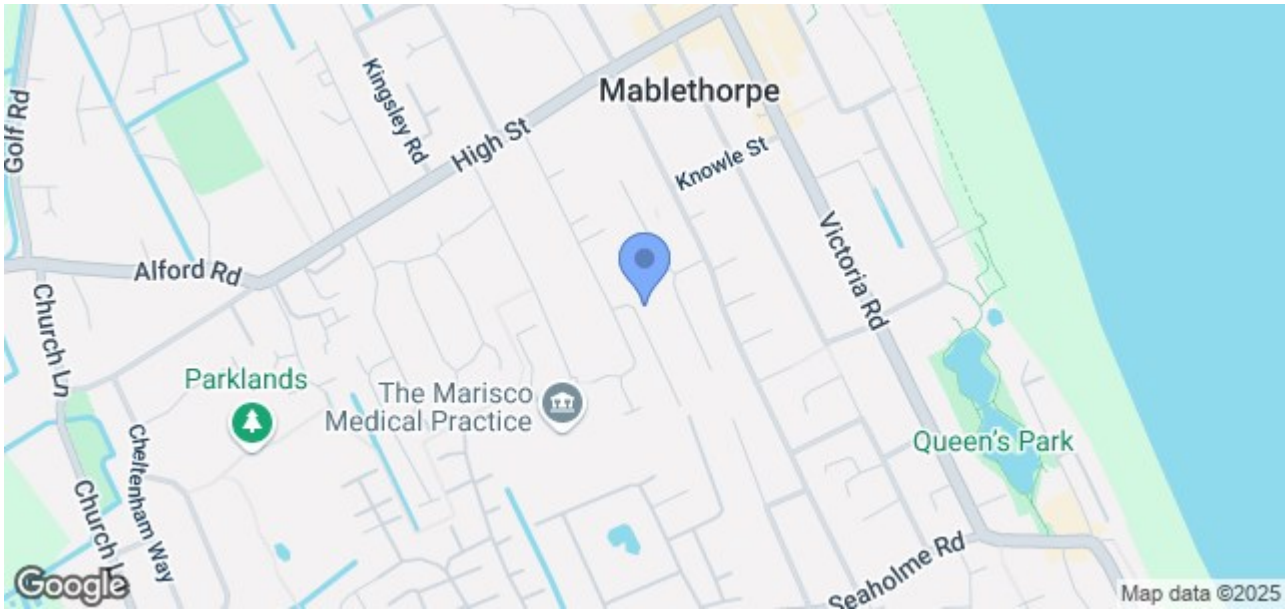
Directions

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, take your next left onto the Strand and number 49 can be found towards the end on your left hand side.