CHOICE PROPERTIES

Estate Agents

58 Waterloo Road, Mablethorpe, LN12 1JX

Price £179,950



Choice Properties are pleased to offer for sale this three bedroom semi detached dormer bungalow situated in a quite residential position within close proximity to both the local amenities and award winning golden sandy beaches of Mablethorpe. Benefiting from a generously properties internal layout, privately enclosed gardens and off road parking, early viewing is most certainly advised with the property being further offered with no onward chain.

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
naea | propertymark PROTECTED

The well proportioned accommodation benefits from a mains gas central heating system, uPVC double glazing throughout and comprises:-

Entrance Porch
2'00" x 3'00"
Front uPVC door leading into the entrance porch with a uPVC door to the:-

Hallway
14'04" x 2'10"
With laminate flooring and stairs to the first floor. Doors to:-

Reception Room
12'11" x 11'10"
Fitted with a gas fireplace set in a feature surround, laminate flooring, a TV aerial and a telephone point.

Kitchen
10'08" x 12'03"
Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring gas hob with extractor hood over, double electric oven, space for a freestanding 'American' fridge/freezer, space and plumbing for a washing machine, space for a tumble dryer, partly tiled walls, tiled flooring and the kitchen also houses the wall mounted 'Ideal Instinct 2' combination boiler; supplying both the central heating and hot water systems. uPVC door to the:-

Conservatory
7'06" x 13'08"
Benefiting from triple aspect windows with double opening 'French' doors to the garden, a polycarbonate roof, lightning and a radiator.

Bedroom 1
9'10" x 11'11"
Double bedroom with a built in under-stair storage cupboard.

Bedroom 2
9'11" x 8'10"
Double bedroom with a telephone point.

Shower Room
4'10" x 8'09"
Fitted with a three piece suite comprising a large shower enclosure with electric 'Mira Sprint' shower over, pedestal hand wash basin with mixer tap and WC with dual flush button, partied walls and an extractor fan.

Bedroom 3
11'00" x 16'07"
Spacious dormer bedroom with an array of fitted storage cupboards.

Driveway
Block paved driveway providing off road parking.

Garden
To the rear of the property you will find a privately enclosed garden laid mostly to lawn with timber fencing to the boundaries. The rear garden additionally benefits from a block paved patio seating area, an array of well established tree and shrubs and a useful metal shed.

Tenure
Freehold.

Viewing arrangements
By appointment through Choice Properties on 01507 472016.

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

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.

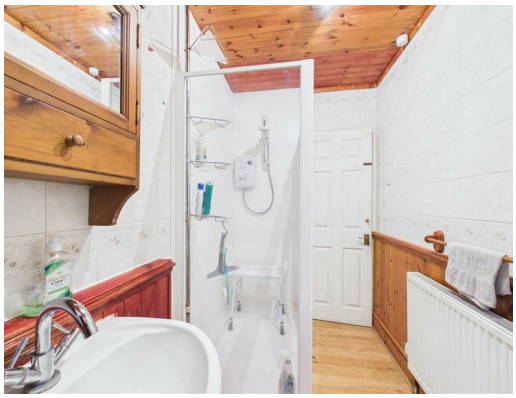
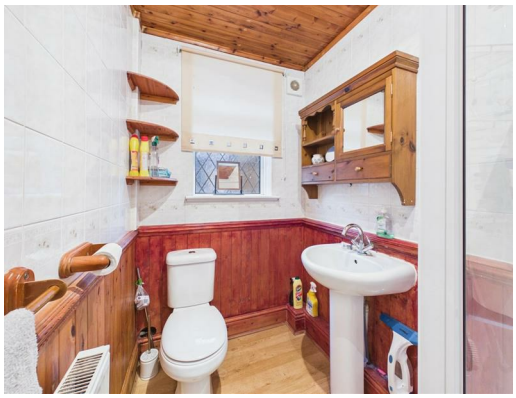










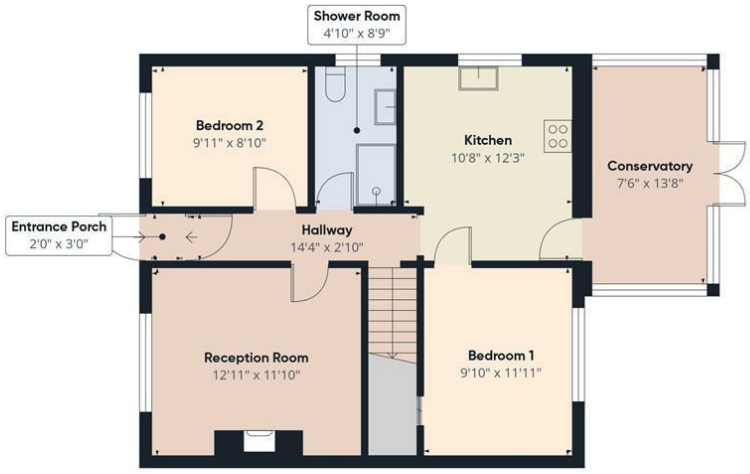













Floor 0





Floor 1

Approximate total area(1)

932 ft²

Reduced headroom

23 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.

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Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street, take your second right onto Waterloo Road. Number 58 is located about halfway along on your right hand side.

