



CHOICE PROPERTIES

Estate Agents

7 Harris Boulevard,
Mablethorpe, LN12 2DY

Reduced To £269,000



***PRICED TO SELL - REDUCED BY MOTIVATED SELLERS* NO UPPER CHAIN**. Choice Properties are delighted to bring to the market this exceptional three bedroom detached bungalow which has undergone a complete renovation to an extremely high standard throughout. This superb and spacious property benefits from a sizeable driveway and a large impressive garden. Located on a quiet road whilst still being within easy reach of the town centre, we highly recommend viewing this fantastic property.

Offering generously proportioned rooms throughout, the stylish accommodation comprises:

Hallway

14'0" x 3'8"

With composite entrance door. Access to loft via loft hatch. Oak internal doors to all rooms. Radiators. Power points.

Utility Room

Utility room with separate w.c

Open plan kitchen/dining room

16'1" x 20'7"

Fitted with a range of shaker style wall, base, and drawer units with complimentary work surfaces over. One and a half bowl sink unit with chrome mixer tap and drainer. Five ring gas hob with extractor hood and splashback over. Integral oven. Integral microwave. Space for American style fridge freezer. Dual aspect windows. Space for dining room table. Two radiators. Upvc French doors leading to garden. Power points. Tv aerial points. Feature rectangular led lighting. Oak internal door to utility.

Reception room

13'11" x 12'7"

Spacious living room with dual aspect upvc windows which includes a walk in bay window to front aspect. Two radiators. Power points. Tv aerial point. Box unit housing the consumer unit and meters.

Bedroom 1

10'0" x 12'8"

Double bedroom with dual aspect uPVC windows. Radiator. Power points tv aerial point.

Bedroom 2

11'8" x 7'8"

Double bedroom with uPVC window to side aspect. Radiator. Power points. Tv aerial point.

Bedroom 3

8'7" x 7'9"

With uPVC window to rear aspect. Radiator. Power points. Tv aerial points.

Bathroom

8'7" x 9'5"

Fitted with a four piece suite comprising of a fully tiled walk in shower with traditional and rainfall shower attachment over, a panelled double ended bath with Chrome mixer tap and shower attachment with tiled splashback, a back to wall w.c. and a wash hand basin set over vanity unit. Back lit mirror. Vertical flat panel radiator. Spot lighting. Frosted window to side aspect. Extractor.

Driveway

Spacious driveway providing off road parking for several vehicles including a caravan/motorhome.

Garden

To the rear of the property you will find an impressively large garden which is privately enclosed with timber fencing and walls to the boundaries. The garden is beautifully maintained and neatly laid to lawn and features a spacious paved patio seating area ideal for soaking up the sunshine or outdoor dining/entertaining with friends. There is a substantial timber workshop, useful timber shed and Greenhouse also included in the sale.

Tenure

Freehold

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 C.

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.

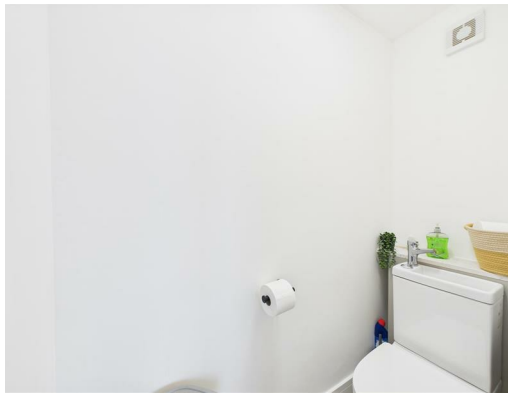
Making an offer

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.

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^m
1006 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.

GIRAFFE360

Directions

From our Mablethorpe office head south along Victoria Road, at the Eagle Hotel turn right onto Seaholme Road. Harris Boulevard is the third turning on your right hand side.

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-60) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | 73 | 77 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-60) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

