CHOICE PROPERTIES
Estate Agents

117 Golf Road, Mablethorpe, LN12 1LH

Price £175,000

It is a pleasure for Choice Properties to offer for sale this well maintained two bedroom detached bungalow which benefits from a low maintenance and privately enclosed garden with impressive driveway with garage. This fantastic property is located just a short distance from the local amenities and award winning beaches. Early viewing is advised.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
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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 property is located close to the beach and also within a short walk from Tesco. Internally the well laid out and abundantly light and bright accommodation comprises:-

Kitchen
13'7" x 6'5"
Fitted with a range of base and overhead units with worktops over. One bowl stainless steal sink unit with drainer. Plumbing for a washing machine. wall mounted "worcester" boiler. Entrance door side aspect.

Reception Room
16'1" x 12'2"
Light and airy reception room. Featuring a multi burner fireplace. Double glazed window. TV Aerial point. Telephone point.

Sun room 1
7'7" x 11'3"
With dual aspect uPVC double glazed windows. Door leading out into the garden.

Sun room 2
8'2" x 7'4"
With dual aspect uPVC double glazed windows.

Bedroom 1
14'10" x 9'2"
Spacious double bedroom.

Bedroom 2
10'6" x 9'5"
Double bedroom.

Bathroom
6'0" x 5'10"
Fitted with a modern three piece suite . Wash hand basin with mixer taps set into vanity unit, wc set into vanity unit, partly tiled walls.

Driveway
Paved driveway providing off road parking.

Garden
To the rear of the property you will find a privately enclosed garden which is secured with timber fencing to the boundaries and is mostly paved for ease of maintenance. There are several seating areas which are ideal for outdoor dining or soaking up the sunshine. Gates to the side of the property provide access to the front.

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 B.

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.

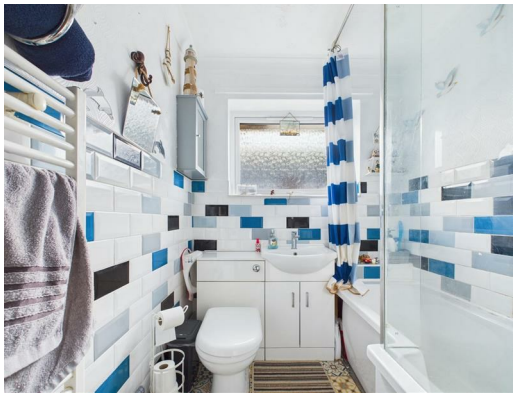
Viewing Arrangements

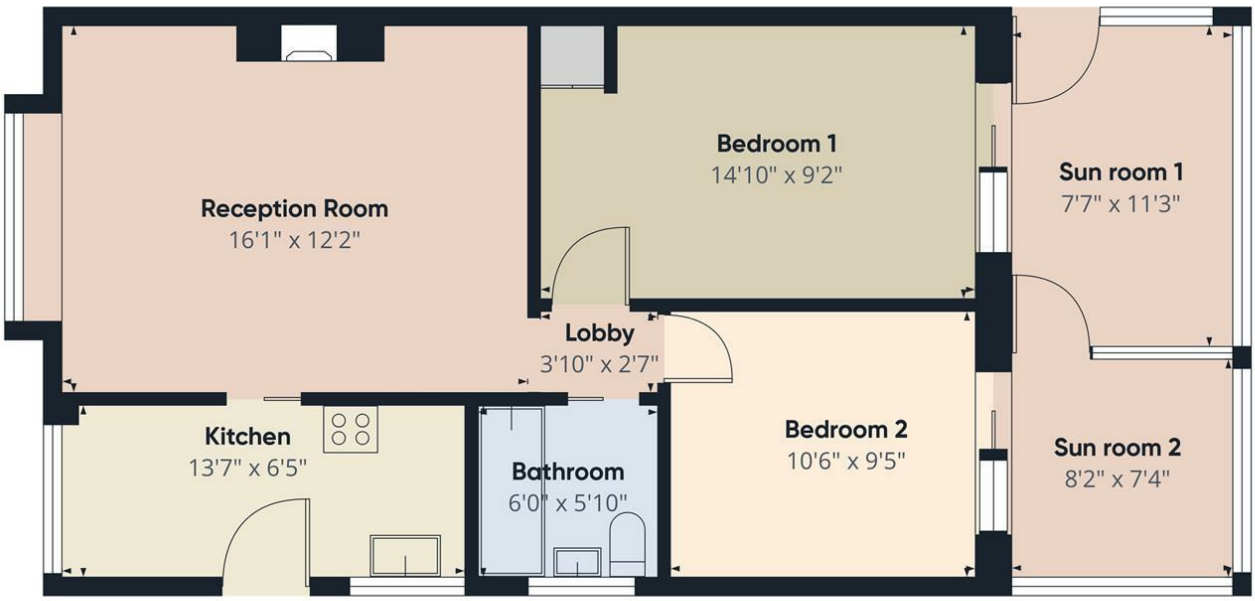
By appointment through Choice Properties on 01507 472016

Opening hours

Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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)

711 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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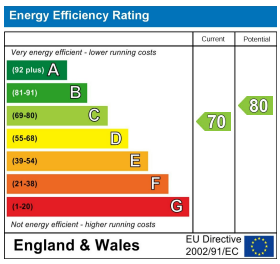
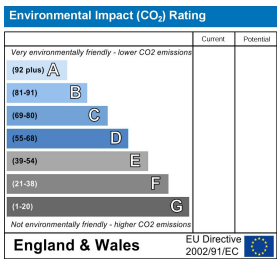
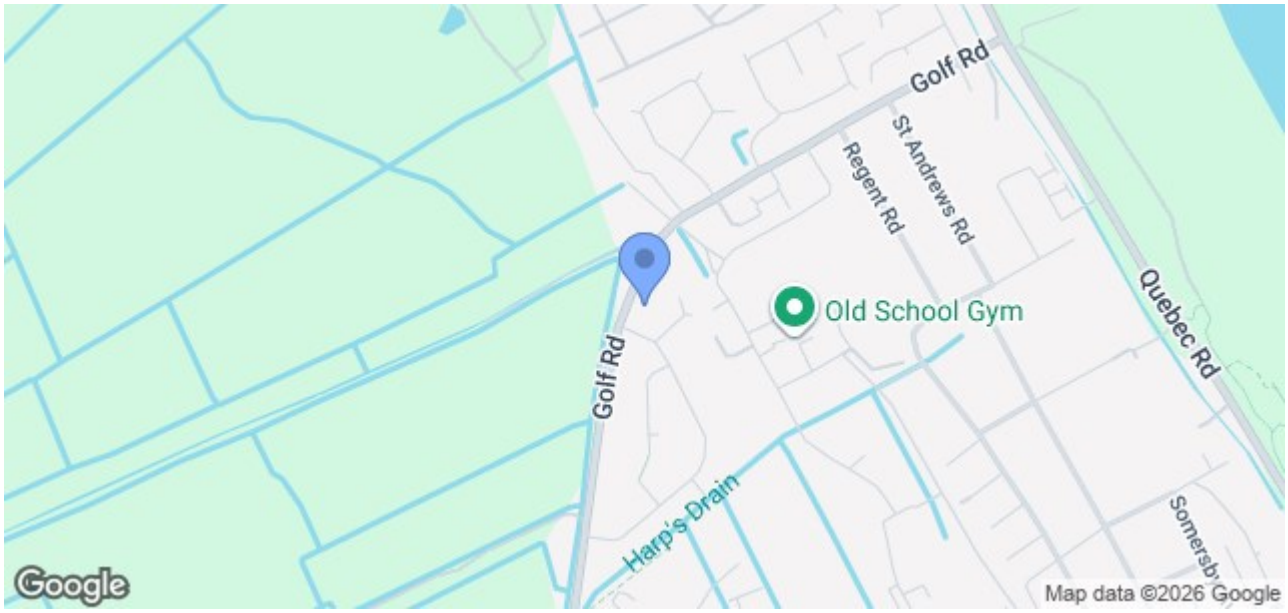
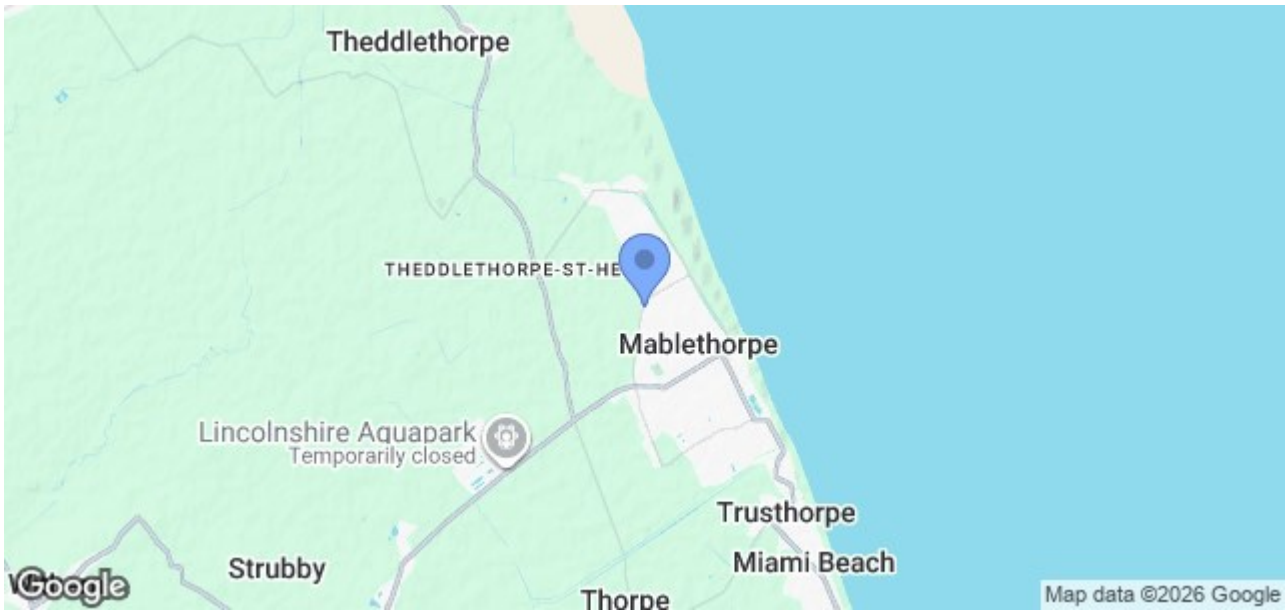
N E S W

Directions

From our Mablethorpe office head north along Victoria Road to the traffic lights. At the traffic lights turn left onto the High Street. Follow along onto Alford Road and Golf Road can be found to your right. Number 177 Golf Road is situated about halfway along on your right hand side.