CHOICE PROPERTIES

Estate Agents

16 Brooke Drive, Mablethorpe, LN12 2DA

Reduced To £230,000



Choice Properties are delighted to bring to the market this superbly maintained two bedroom detached bungalow which is situated in a sought after cul de sac position close to the beach. This fantastic property additionally offers a conservatory, a well designed and beautifully maintained garden and early viewing is highly recommended.

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 laid out accommodation benefits from gas central heating and uPVC double glazing and comprises:

Entrance Hall
8'8' x 2'10"
Enter via uPVC double glazed door, built in storage cupboard.

Reception Room
10'11" x 16'6"
Abundantly light and spacious reception room, uPVC double glazed window, TV Aerial point, inset spot lights to the ceiling.

Kitchen
8'9" x 9'7"
Fitted with a modern and stylish range of wall and base units with complimentary worksurfaces over, one bowl granite sink unit with drainer and stainless steel mixer tap, integral cooker, four ring hob with featured extractor hood over, integrated fridge and dishwasher, two uPVC double glazed windows, plumbing for a washing machine, inset spot lights to the ceiling.

Bedroom 1
10'10" x 12'7"
Spacious double bedroom with uPVC double glazed window, inset spot lights to the ceiling.

Conservatory
13'3" x 7'3"
With insulted pitched roof, uPVC double glazed windows to three aspects, French uPVC double opening patio doors leading out into the garden.

Bedroom 2
8'7" x 7'8"
With uPVC double glazed window and inset spot lights to the ceiling.

Shower Room
5'7" x 8'4"
Fitted with a stylish three piece suite comprising corner shower cubicle with mains Waterfall shower over, wash hands basin set into featured vanity unit, dual flush w.c., mermaid board to the splash backs, chrome heated towel rail, inset spot lights to the ceiling.

Driveway
Spacious block paved driveway providing parking for several vehicles.

Workshop
With up and over door to the front, power and lighting, wall mounted combination boiler.

Outbuilding
8'0' x 8'10"
With power and lighting.

Garden
To the rear of the property you will find a generously sized garden featuring raised beds, a greenhouse and large shed. There is also an attractive patio area with feature slate shingle and a pedestrian gate to the side return creating a privately enclosed, secure garden.

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

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.

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.



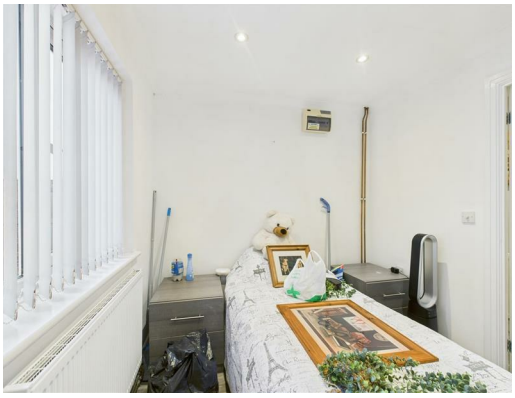






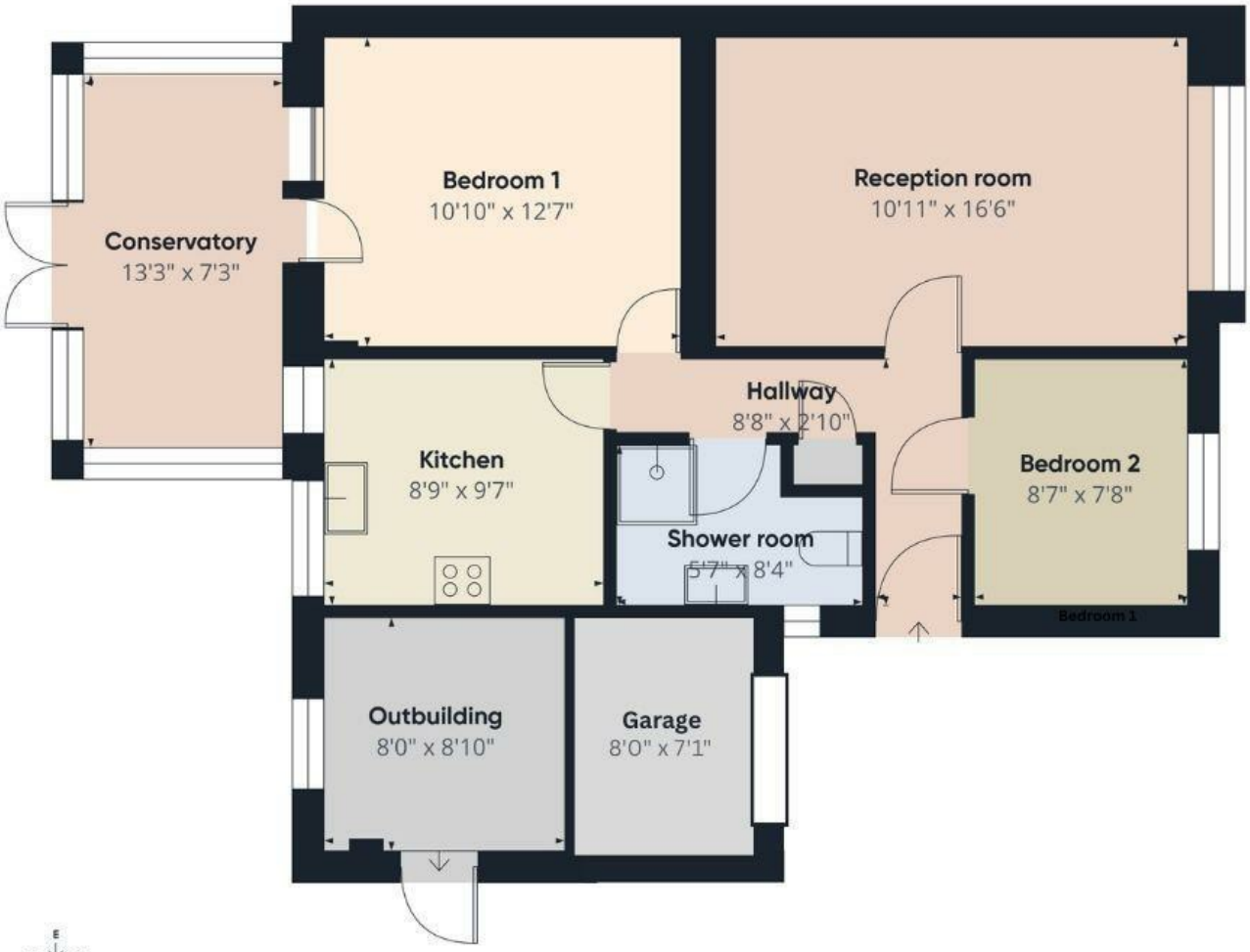








Approximate total area(1)

753 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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Directions

From our Mablethorpe office head south along Victoria Road, at the Eagle Hotel turn right onto Seaholme Road, take your first left onto Dymoke Road and then your second left onto Brooke Drive. Turn left and number 16 can be found at the bottom of the road.

