CHOICE PROPERTIES

Estate Agents

Hall Bungalow Alford Road, Mablethorpe, LN12 1PX

Offers In Excess Of £200,000

Choice Properties are pleased to offer for sale this most spacious two bedroom detached bungalow, tucked away in a secluded, private position on the outskirts of the popular seaside town of Mablethorpe. Offering potential to modernise throughout, ample living space and well tended gardens, early viewing is certainly 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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Benefitting from gas central heating and uPVC double glazing, this spacious property comprises:

Entrance Porch
uPVC entrance door.

Hallway
Loft access. Radiator. Doors to:

Reception Room
Light and airy reception room with electric fireplace set in feature surround with tiled hearth and wooden mantle. Radiator. TV aerial point.

Kitchen
Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit and drainer with taps over, plumbing for a dishwasher, cooker point with extractor hood over. Part tiled walls. Electric consumer unit.

Utility/WC
Plumbing for a washing machine, wc and hand wash basin. Radiator.

Sunroom
With polycarbonate roof. uPVC door leading to the garden.

Bedroom 1
Spacious double bedroom. Built in wardrobe. Radiator.

Bedroom 2
Double bedroom. Built in wardrobe. Radiator.

Bathroom
Fitted with three piece suite comprising easy access walk-in bath/shower, hand wash basin and assistive wc. Cupboard housing the hot water cylinder. Part tiled walls. Radiator.

Driveway
Providing off road parking.

Garden
The property benefits from a sizeable garden to the front which is privately enclosed with timber fencing to the boundaries. The garden is mostly paved and features a small area laid to lawn, two timber sheds and a timber summerhouse.

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

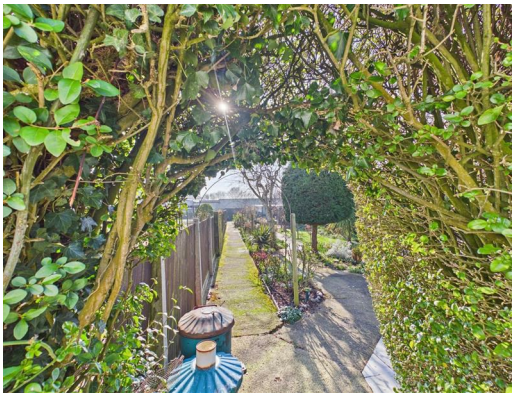
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

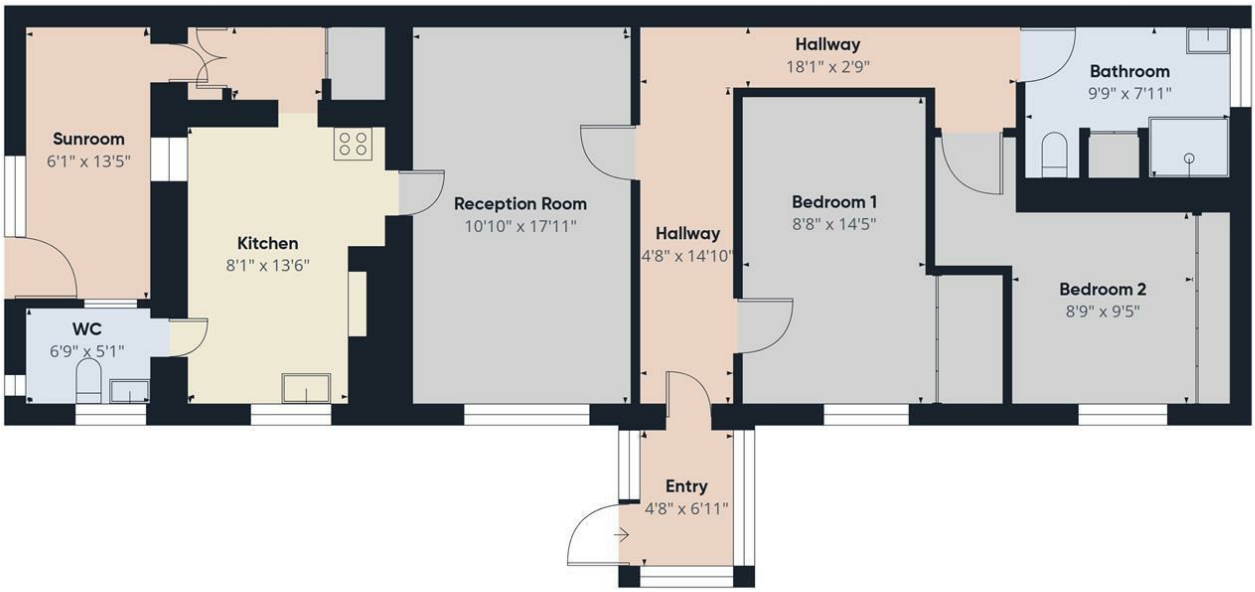
Viewing arrangements
By appointment through Choice Properties on 01507 472016.

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(1)

993 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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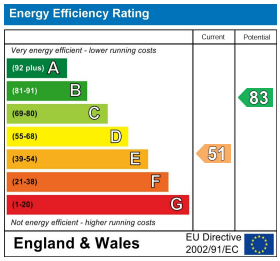
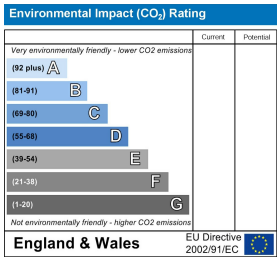
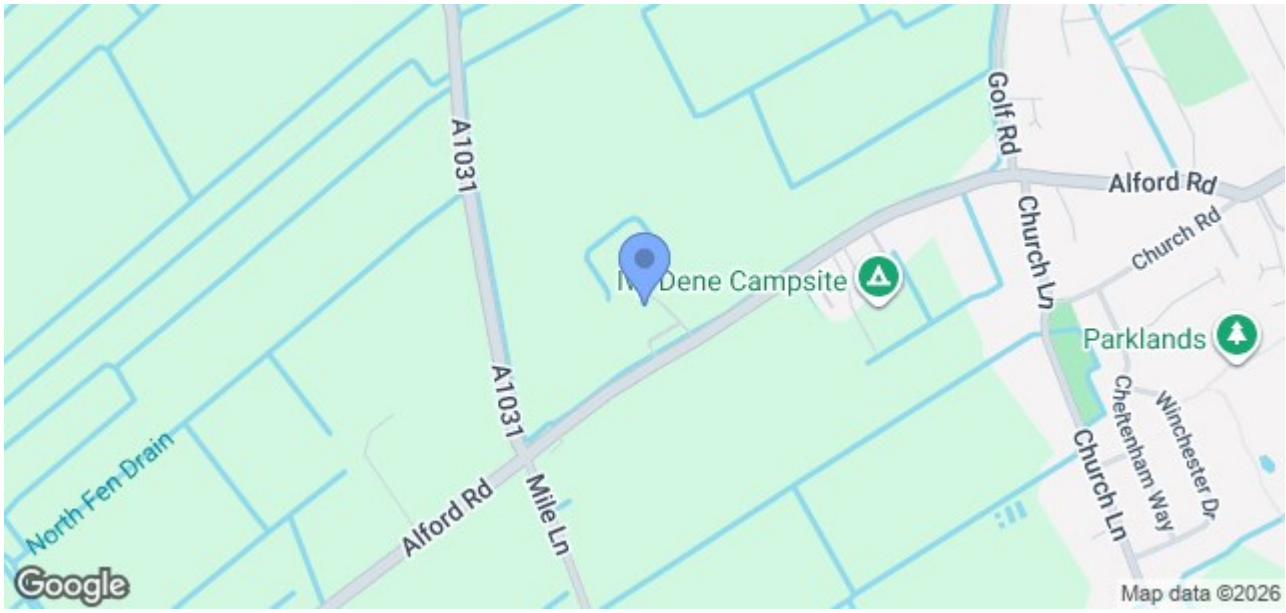
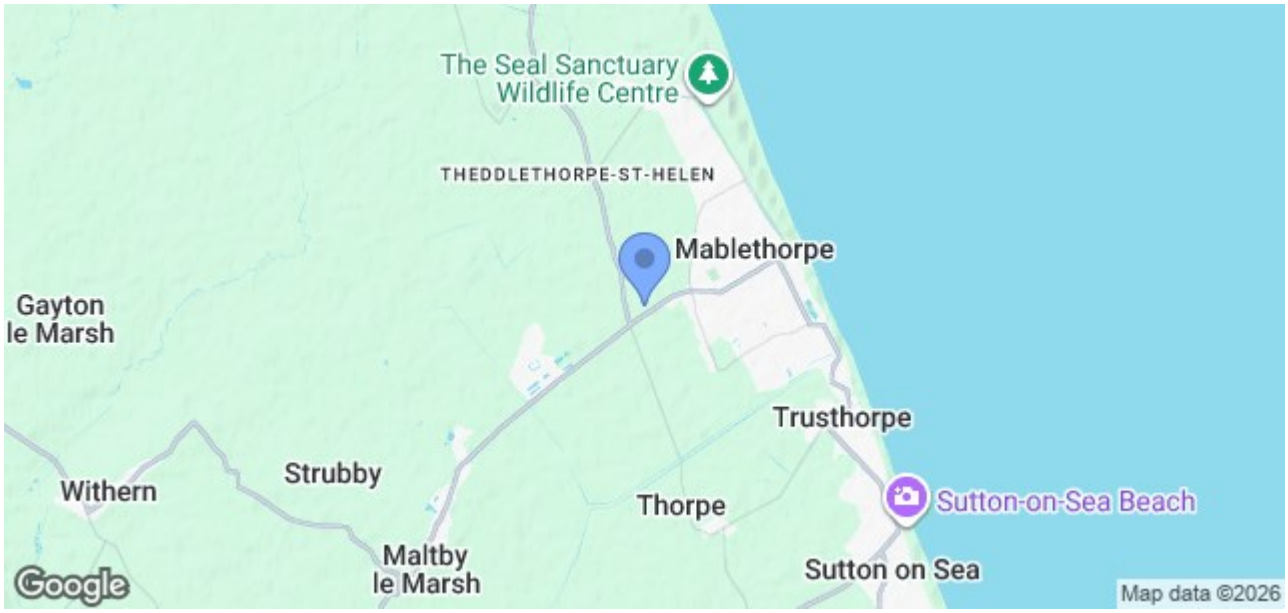
Directions

As you head out of Mablethorpe towards Alford on the A1104, turn right just before the car wash and then take the first left turning. You will then find the gates to the property driveway on your right hand side.