



# CHOICE PROPERTIES

*Estate Agents*

Mamre Mill Road,  
Mablethorpe, LN12 1PB

Price £299,950



It is a pleasure for Choice Properties to offer for sale this most spacious three bedroom detached bungalow, further benefitting from a conservatory and well kept garden to the rear with beautiful open views over farmland. Occupying an idyllic position in the sought after village of Theddlethorpe and standing proudly within a generous plot with well kept gardens, early viewing is certainly advised!

With the added benefit of oil fired central heating and uPVC double glazing, this spacious accommodation comprises:

### **Entrance Hall**

5'1" x 12'0"

uPVC front entrance door. Radiator. Large storage cupboard. Doors to:

### **Reception Room**

12'5" x 17'10"

Light and airy reception room with dual aspect windows. Electric fireplace set in brick feature surround with wooden mantle and tiled hearth. Two radiators. TV aerial point.

### **Kitchen/Diner**

19'5" x 9'3"

Fitted with a range of wall and base units with work surfaces over, resin sink unit and drainer with mixer tap, plumbing for a washing machine, integral oven and integral four ring electric hob with extractor over. Space for freestanding fridge/freezer. Part tiled walls. Ample space for dining table. Radiator.

### **Conservatory**

10'6" x 11'3"

With pitched polycarbonate roof. Tiled flooring. Double opening 'French' style patio doors to the garden. Radiator.

### **Inner Hallway**

3'5" x 8'0"

Loft access. Airing cupboard housing the hot water cylinder.

### **Bedroom 1**

10'4" x 13'10"

Spacious double bedroom with dual aspect windows and large built in wardrobes. Radiator.

### **Bedroom 2**

10'3" x 10'3"

Spacious double bedroom. Radiator.

### **Bedroom 3**

8'1" x 8'8"

Radiator.

### **Bathroom**

6'6" x 5'4"

Fitted with a white three piece bathroom suite comprising panelled bath tub with taps and electric shower over, pedestal wash hand basin and wc. Tiled walls and flooring. Heated towel rail.

### **Driveway**

Providing ample off road parking.

### **Garage**

With up and over front door and side access pedestrian door.

## **Gardens**

The property benefits from well kept, attractive gardens to the front and rear. The front garden is laid to lawn with hedges to the boundaries as well as a number of trees. The rear garden is mainly laid to lawn with the addition of a paved patio area by the conservatory which is where the external oil fired boiler can be found. The rear garden is enclosed by timber fencing to one side, a large hedge to the other and a low level hedge to the rear providing views over farmland to the rear.

## **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](http://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 - 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.







**Bedroom 1**  
10'4" x 13'10"

**Bedroom 2**  
10'3" x 10'3"

**Bedroom 3**  
8'1" x 8'8"

**Hallway**  
3'5" x 8'0"

**Bathroom**  
6'6" x 5'4"

**Entrance Hall**  
5'1" x 12'0"

**Conservatory**  
10'6" x 11'3"

**Kitchen**  
19'5" x 9'3"

**Reception Room**  
12'5" x 17'10"



# Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn right onto the High Street, at the junction turn left onto Quebec Road. Continue on this road, round the bend. The road then becomes Kent Avenue. Follow this road to the bottom and then at the junction turn right onto Mablethorpe Road (A1031). In Approx. 2 miles, on the bend, take your left hand turning onto Rotten Row. Continue down Rotten Row and bare right onto Mill Road. Continue on Mill Road. Go past the right hand turning for Silver Street and the property can be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

