CHOICE PROPERTIES
Estate Agents

4 St James Gardens, Mablethorpe, LN12 2GZ

Price £320,000

Choice Properties are delighted to offer for sale this most spacious and impressive four bedroom (one en-suite) detached bungalow, occupying a pleasant position in a quiet, sought after residential position close to the local amenities and golden sandy beaches. Further benefitting from ample off road parking to the front and generously sized, privately enclosed gardens to the rear, 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
naea | propertymark PROTECTED

Benefitting from gas central heating and uPVC double glazing throughout, this spacious accommodation comprises:

Entrance Porch
uPVC double entrance doors. Tiled flooring.

Hallway
Loft access. Controls for the alarm system. Built in storage cupboard.

Reception Room
Light and airy reception room with bow window to the front aspect. Gas fireplace set in feature surround with marble effect hearth and mantle. TV aerial point.

Kitchen/Diner
Fitted with a range of wall and base units with work surfaces over, 1.5 bowl stainless steel sink unit and drainer with mixer tap, integrated gas hob with extractor over, integrated double oven. Tiled flooring. Ample space for dining table. Double opening uPVC doors leading to the conservatory.

Utility Room
Fitted with wall and base units with work surfaces over, 1.5 bowl ceramic sink unit and drainer with mixer tap, plumbing and space for a washing machine and dishwasher. uPVC door to the store.

Conservatory
Tiled flooring. Double opening patio doors to the garden.

Bedroom 1
Spacious double bedroom with built in wardrobes.

En-Suite
Fitted with a stylish three piece suite comprising shower enclosure with electric shower, hand wash basin set in vanity unit, dual flush wc. Tiled walls and flooring.

Bedroom 2
Spacious double bedroom with built in wardrobe.

Bedroom 3
Double bedroom with built in wardrobe.

Bedroom 4
Spacious double bedroom.

Bathroom
Fitted with a stylish three piece suite comprising a panelled 'P' shaped bath tub, dual flush wc and hand wash basin set in vanity unit. Tiled walls and flooring.

Store

Driveway
The property is fronted by a low level brick wall and double opening iron bar gates which open onto the block paved driveway which provides ample off road parking for several vehicles.

Garage
Detached brick built garage with an up and over door, power and lighting.

Garden
To the rear of the property are generously sized, privately enclosed gardens with timber fencing to the boundaries. The gardens are mainly laid to lawn but also benefit from a paved patio area and two useful timber sheds.

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

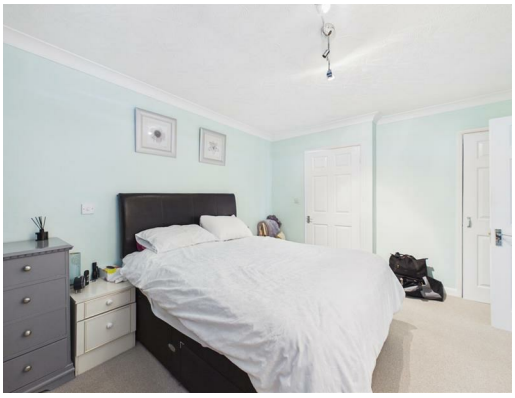
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

Viewing Arrangements
By appointment through Choice Properties on 01507 472016.

Opening Hours
Monday - 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.



Floor 0 Building 1

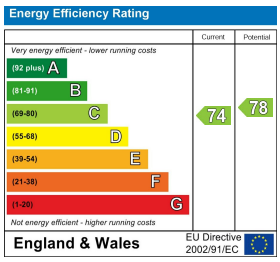
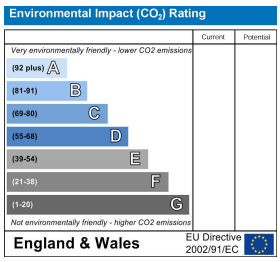
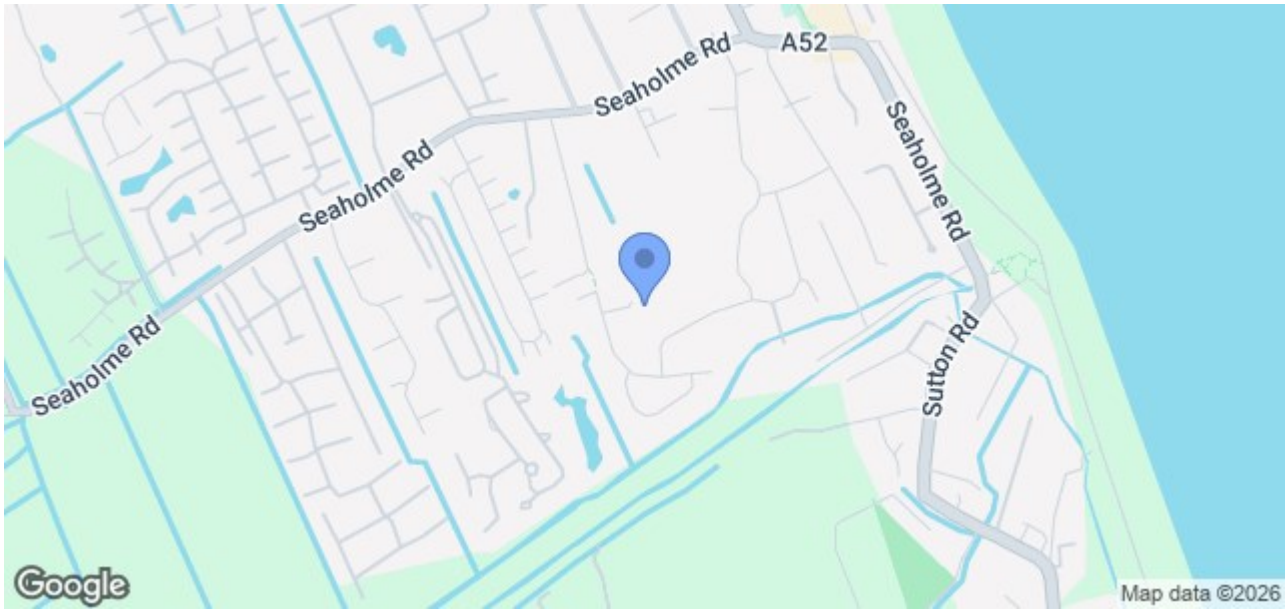
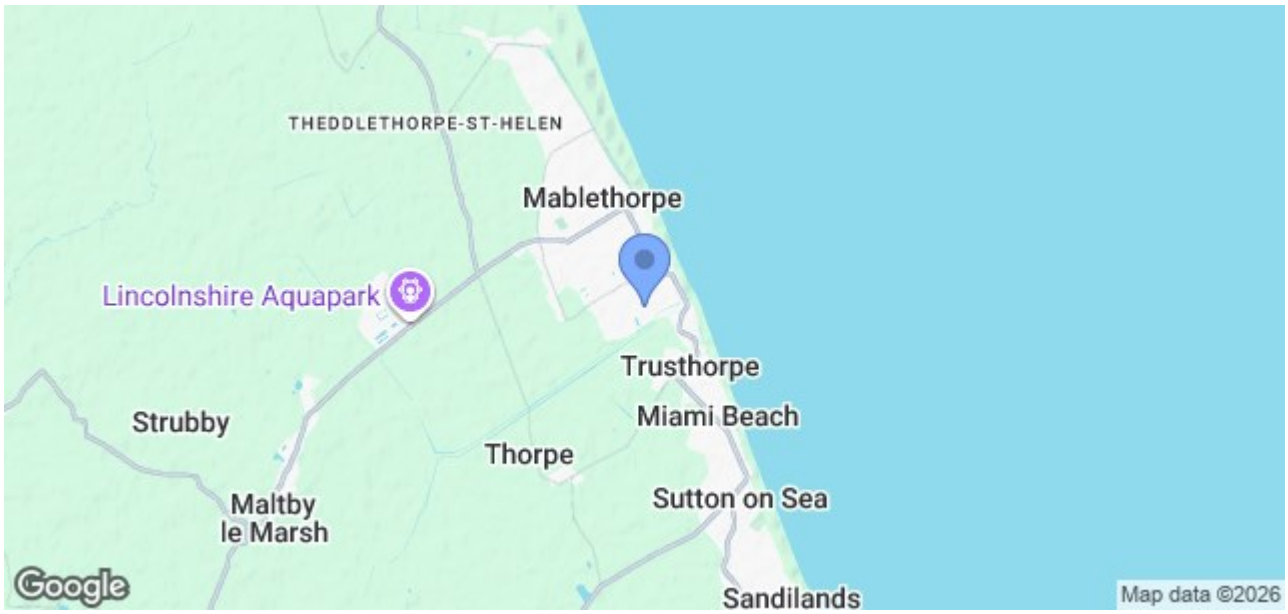
Approximate total area(1)

1594 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 then immediately left into Dymoke Road. Follow this road round to the right which will bring you to Marian Avenue. As you continue along Marian Avenue the turning to St. James Gardens can be found on your right hand side.