



# CHOICE PROPERTIES

*Estate Agents*

45 Aqua Drive,  
Mablethorpe, LN12 2YB

Reduced To £230,000



It is a pleasure for Choice Properties to bring to the market this spacious two bedroom detached bungalow, located in the most sought after location and situated on an impressive and generously sized corner plot. The bungalow further benefits from integral garage and driveway providing parking for several vehicles. Hidden away peacefully in the corner, and available with no onward chain, early viewing is most highly recommended!

The well laid out accommodation comprises:-

### **Hallway**

15'9" x 3'5"

L-Shaped hallway, laminate flooring, two built in storage cupboards, thermostat controls.

### **Kitchen**

10'8" x 7'6"

Fitted with a range of wall and base units with worksurfaces over, one bowl stainless steel sink unit with drainer and stainless steel mixer taps, integral cooker, four ring electric hob with extractor over, space for fridge/freezer, plumbing for a washing machine, partly tiled walls, pedestrian door to the side aspect.

### **Reception room**

16'5" x 11'3"

Light an airy reception room, TV Aerial point, telephone point, French double opening doors leading into:-

### **Conservatory**

8'10" x 19'00"

Impressive and very spacious conservatory with dual aspect window and fitted window and ceiling blinds, fully carpeted, electric heater, French double opening patio doors to the side aspect leading into the garden, internal door leading into the garage.

### **Bedroom 1**

11'3" x 9'5"

Spacious double bedroom.

### **Bedroom 2**

10'10" x 9'1"

Double bedroom.

### **Shower room**

6'9" x 5'8"

Fitted with a three piece suite comprising large wall in shower enclosure, pedestal wash hand basin with single taps, dual flush w.c., fully tiled splash backs.

### **Driveway**

Paved driveway providing off road parking for several vehicles.

### **Garage**

17'5" x 8'10"

Electric roller door, power and lighting, wall mounted boiler.

### **Garden**

The property stands proudly upon a generously sized corner plot with impressive garden. The garden is privately enclosed with timber fencing to the boundaries and is adorned with established plants, trees and shrubbery throughout. There is a paved patio seating area located outside the conservatory, ideal for soaking up the sunshine. A metal shed is also included in the sale. Gates to the side of the property provide access to the front.

### **Tenure**

Freehold.

### **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**

Viewing 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.

### **Council tax band**

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

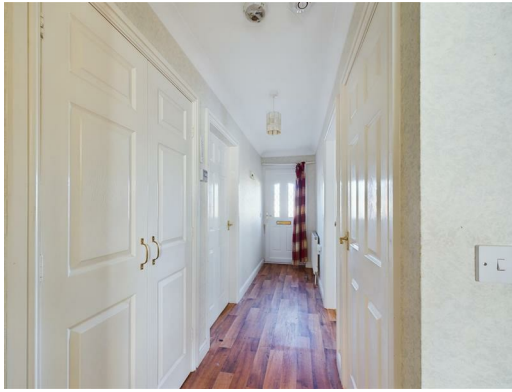
LN9 6PH

Tel. No. 01507 601 111

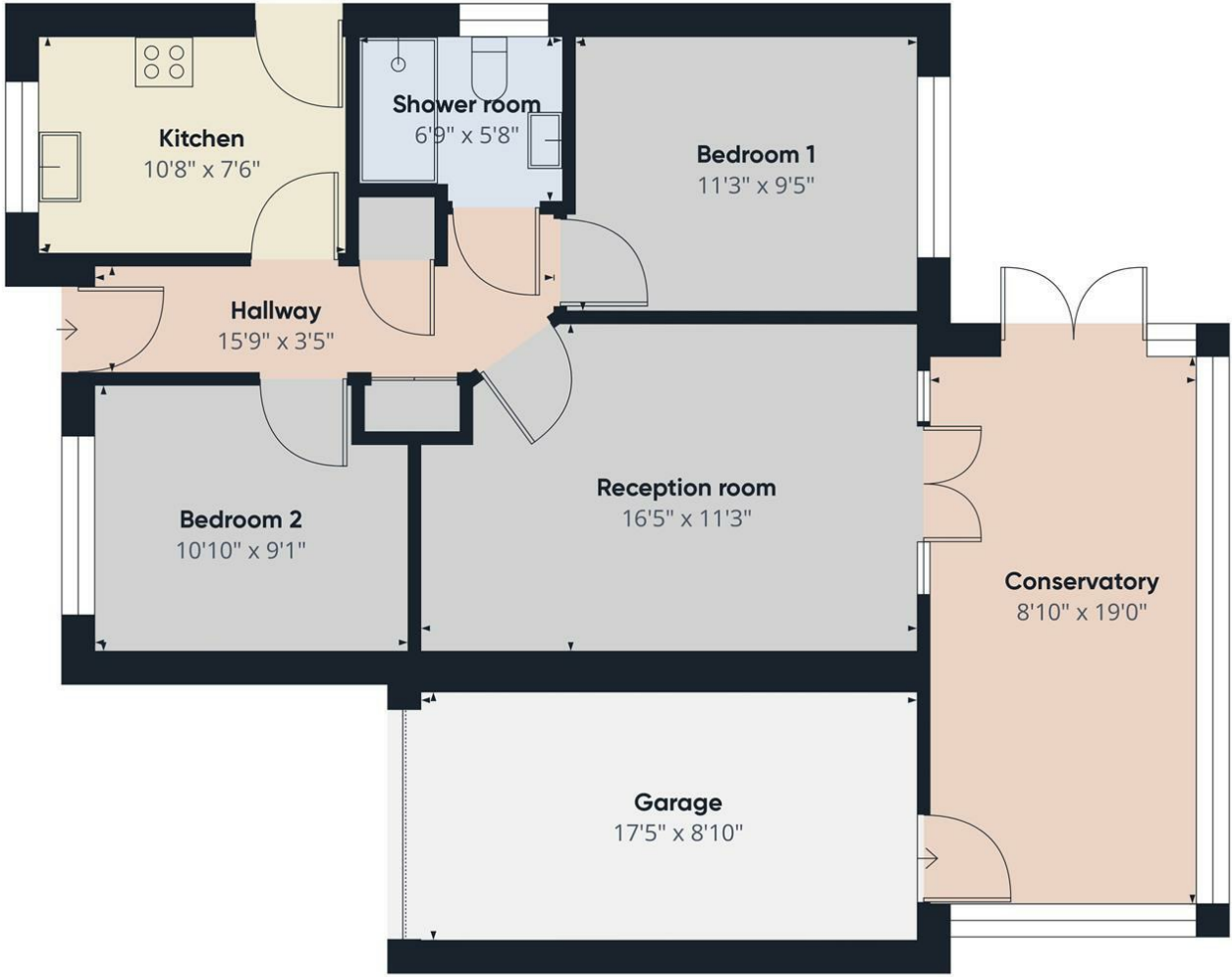
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

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

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<sup>(1)</sup>  
912.36 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

# Directions

From our Mablethorpe office head south along Victoria Road, at the Eagle Hotel turn right onto the Seaholme Road. Aqua Drive is the fifth turning on your left hand side (including Harlequin Drive). Then go to the end of the road and turn left and number 45 can be found tucked away in the corner on your left hand side.

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

