



# CHOICE PROPERTIES

*Estate Agents*

Shangri-La Mablethorpe Road,  
Theddlethorpe, LN12 1NN

Price £399,950



It is a pleasure for Choice Properties to bring to the market this most impressive and stylish three bedroom detached bungalow located on a sizeable plot, featuring fantastic open views to the rear. This well presented property comes equipped with three double bedrooms and positioned in a sought after location, just a short drive from the local amenities and the golden sandy beaches of Mablethorpe.

The abundantly light and bright accommodation offers generously proportioned room sizes and comprises:

### **Hallway**

26'8" x 6'11"

Double opening uPVC 'French' doors into the hallway; which is fitted with laminate flooring, inset spot lighting, the wall mounted 'Honeywell' thermostat, an airing cupboard (measuring 2'01" x 4'03") which houses the immersion heater and a storage cupboard (measuring 2'10" x 2'01") fitted with railing. Doors to:

### **Reception Room**

17'4" x 20'8"

Most spacious and light and airy room, benefiting from double aspect large picture windows to the front and side aspect and is fitted with a tiled fireplace hearth with wooden mantle and a TV aerial.

### **Dining Room**

15'0" x 9'1"

Fitted with a pantry storage cupboard (measuring 2'06" x 2'11") with double opening doors, double opening 'French' doors out into the rear garden, a TV aerial and an archway opening to:

### **Kitchen**

15'08" x 8'3"

Fitted with a range of wall and base units with worktop over, two bowl resin sink with drainer and mixer tap, four ring electric 'Hotpoint' induction hob, double electric 'Indesit' oven, space for a freestanding fridge/freezer and dishwasher and plumbing for a washing machine. The kitchen also features double aspect windows overlooking the fields to the side and rear of the property. Door to:

### **Utility Room**

9'8" x 6'11"

Fitted with triple aspect windows over looking the fields to the rear and side of the property, single opening door to the front of the property and single opening door to the rear garden, space for a chest freezer and space for a tumble dryer.

### **Bedroom 1**

12'1" x 14'0"

Remarkably spacious bedroom fitted with a built in double wardrobe (measuring 2'03" x 6'09") with double sliding doors, large picture window to front aspect, TV aerial and telephone point.

### **Bedroom 2**

13'9" x 14'0"

Spacious double bedroom fitted with a double wardrobe (measuring 2'03" x 6'09") with double sliding doors and a TV aerial.

### **Bedroom 3**

11'11" x 14'0"

Spacious double bedroom fitted with a double wardrobe (measuring 1'11" x 5'05") with double sliding doors, TV aerial and large picture window to rear aspect overlooking the open field views to the rear of the property.

### **Bathroom**

7'4" x 6'3"

Fitted with a modern three piece suite comprising a panelled bath tub with mixer tap and double mains fed shower head over, WC with dual flush button and hand wash basin with mixer tap; both built into vanity, tiling to the walls, inset spot lighting, heated towel rail and access to the loft, which is fitted with lighting.

### **WC**

7'4" x 2'11"

Fitted with a WC with dual flush button, wall mounted hand wash basin with single hot and cold taps and inset spot lighting. \*CURRENTLY UNDERGOING RENOVATION WHICH IS SET TO BE COMPLETED BY MARCH 2023\*.

## **Garden**

The property is fronted by a low level timber fence and encloses a remarkably spacious front garden, mostly laid to lawn, but also providing a sizeable driveway, giving the property numerous off road parking spaces. To the front of the property the garden also features a useful timber shed, greenhouse and summerhouse. To the rear of the property you will a privately enclosed garden, laid to lawn with low level timber fencing to the boundaries, allowing the rear garden to remain private whilst still being able to enjoy the open views that surround. The rear garden also features another useful timber shed.

## **Garage**

30'5" x 12'5"

With double opening doors to the front, but additionally fitted with a rear single opening door to the rear garden and two windows to side aspects. The garage also features the wall mounted consumer unit, 'Grant' oil fired boiler supplying the central heating system for the bungalow, power and lighting and a radiator.

## **Driveway**

Sizeable driveway providing off street parking for numerous vehicles.

## **Tenure**

Freehold.

## **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.

## **Council tax band**

Local Authority - East Lindsey District Council,

Tedder Hall,

Manby Park,

Louth,

LN11 8UP

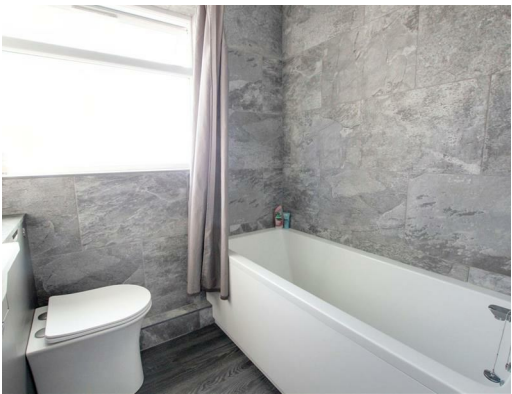
Tel. No. 01507 601 111

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

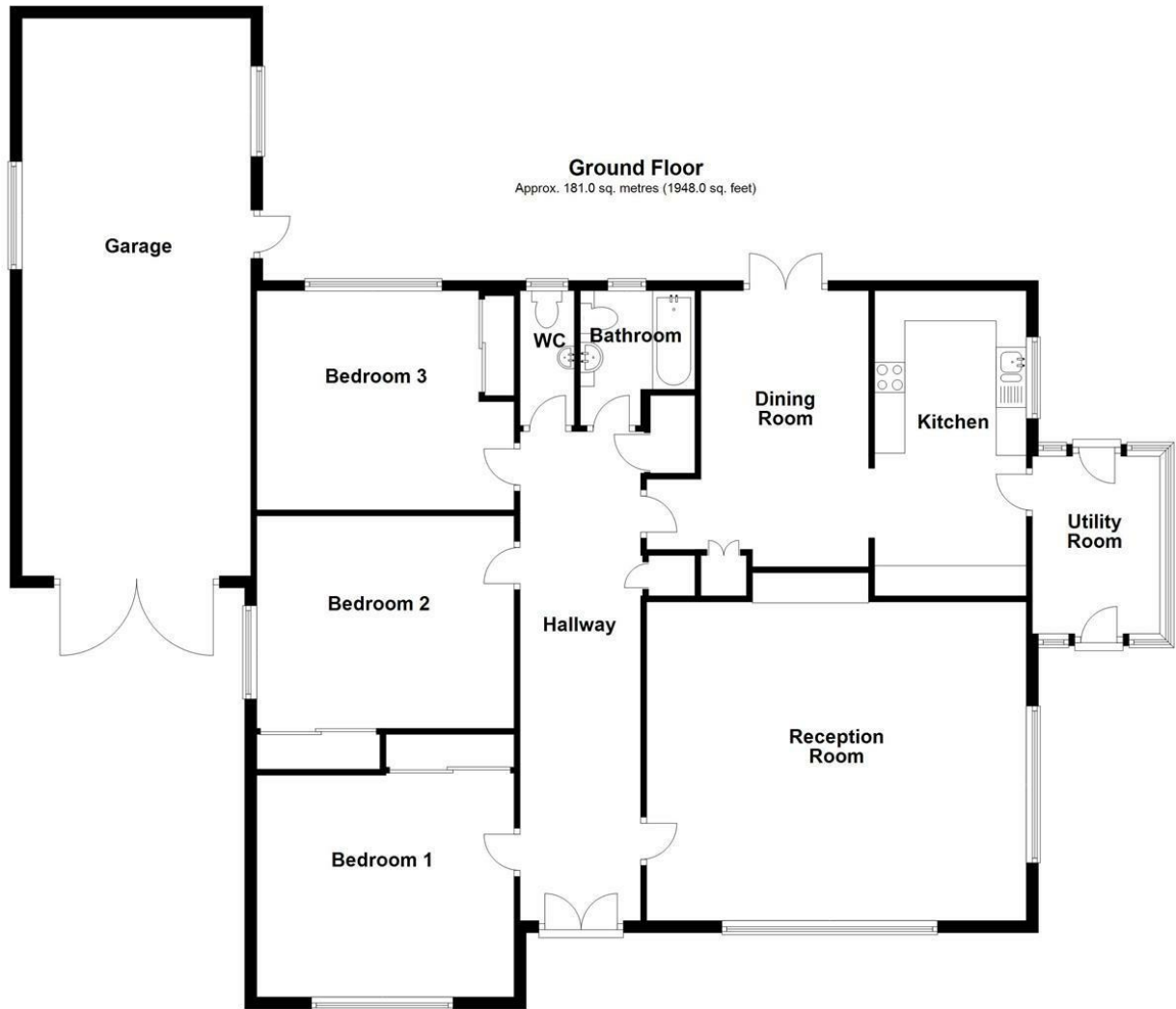
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band E.

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.









**Ground Floor**

Approx. 181.0 sq. metres (1948.0 sq. feet)

Total area: approx. 181.0 sq. metres (1948.0 sq. feet)

# Directions

From our Mablethorpe office head North along Victoria Road to the traffic lights, turn left onto the High Street (A52) and head out of town. After you have passed the petrol station turn right at the crossroads onto the A1031 towards Theddlethorpe. Continue along this road for 2½ miles and Shangri-La can be found just as you enter the village of Theddlethorpe St Helen on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C			64
(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	

