



CHOICE PROPERTIES

Estate Agents

23 Long Acre,
Mablethorpe, LN12 1JF

Price £265,000



Choice Properties are pleased to offer for sale this two bedroom detached bungalow, situated in a quiet residential position within a short walk to both the award winning beaches and local amenities on offer in Mablethorpe. Boasting a large garage, workshop, privately enclosed gardens and a further 2/3 bedroom annex to the rear, the property offers itself to a potential Air BnB or multi generational living. Works are still undergoing at the property, and the property can be sold with furniture and white goods to remain too; therefore early viewing is most certainly advised.

Offering generously proportioned rooms throughout with a flexible layout, the accommodation benefits from a mains gas central heating system and comprises: -

Entrance Porch

4'0" x 6'1"

Polycarbonate roof, door to: -

Kitchen

21'03" x 9'01"

Fitted with a range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, range cooker with extractor hood over, tiled flooring, inset spotlights to the ceiling, partly tiled walls, integral cooker with microwave, space for fridge/freezer, TV Aerial point, telephone point, door to side aspect into conservatory, door to Inner hallway.

Conservatory

15'1" x 6'8"

Polycarbonate roof, triple aspect windows,

Hallway

4'11" x 4'11" extending to 3'11" x 3'02"

Wall mounted consumer unit, fuse box, loft access - partly boarded with pull down ladder and lighting.

Reception Room

14'02" x 10'00"

Bay window to front aspect, TV Aerial point, electric feature fireplace (Dimplex opti-myst), telephone point.

Bedroom 1

11'09" x 12'05"

Bay window to front aspect, spacious double bedroom, TV Aerial point.

Bedroom 2

9'11" x 8'10"

Double bedroom, TV Aerial point.

Shower Room

5'03" x 10'06"

Fitted with a three-piece suite comprising large double shower with mains waterfall shower over, wash hand basin with mixer taps set into vanity unit, wc set into vanity unit, tiled splash backs, wall mounted Potterton combination boiler.

Utility Room

4'08" x 15'02"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, tiled splashback, space and plumbing for a washing machine, skylight windows and doors to:

Study

6'10" x 9'11"

With laminate flooring. Currently used as a store room, but could be utilised as a home study or further guest bedroom.

Rear Porch

6'01" x 9'09"

Double opening French patio doors into the rear garden, pedestrian door to side aspect into the workshop.

Workshop

21'06" x 14'09"

Spacious workshop, power and lighting.

Garage

22'10" x 14'09"

Electric roller door, power and lighting.

Store Room

6'06" x 8'09"

Power and lighting. The store room houses the wall mounted combination boiler; supplying both the central heating and hot water systems for the annex.

Annex Reception Room

9'10" x 10'10"

Double opening 'French' doors leading into the annex, where the reception room is fitted with inset spot lighting, laminate flooring, a TV aerial, built in bench seating and set in an open plan design with the:

Annex Kitchen

7'07" x 5'00" extending to 7'00" x 7'04"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding fridge/freezer and inset spot lighting.

Annex Bedroom 1

18'07" x 6'03"

Sectioned into two halves, providing a bedroom with an opening through to a dressing room, or potential to convert to a further bedroom.

Annex Bedroom 2

6'09" x 5'06"

With laminate flooring, an angled bay window and inset spot lighting.

Annex Bathroom

5'10" x 10'03"

Fitted with a four piece suite comprising a bath tub with mixer tap and shower attachment, shower enclosure with electric shower over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, partly tiled walls and dual aspect windows.

Driveway

Paved driveway providing off road parking for two vehicles.

Garden

To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries, mostly laid to lawn, but featuring an area paved and laid with shingle for ease of maintenance. The garden features an array of well established plants and shrubs. The annex is fronted by a decked seating area, providing the ideal space for outdoor dining or entertaining.

The property further benefits from a number of aviaries, however these could be converted or altered to suit a variety of needs, such as kennels for small businesses such as dog grooming or boarding.

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.

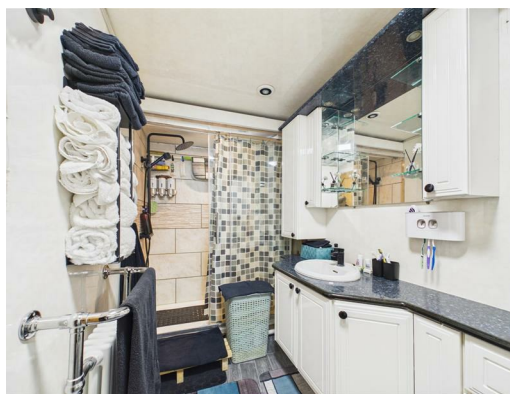
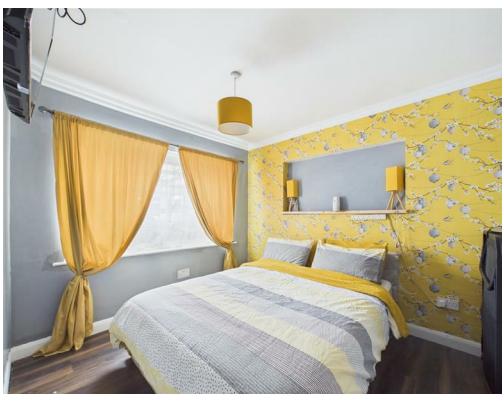
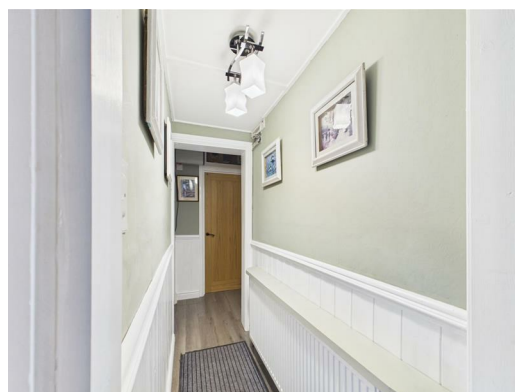
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

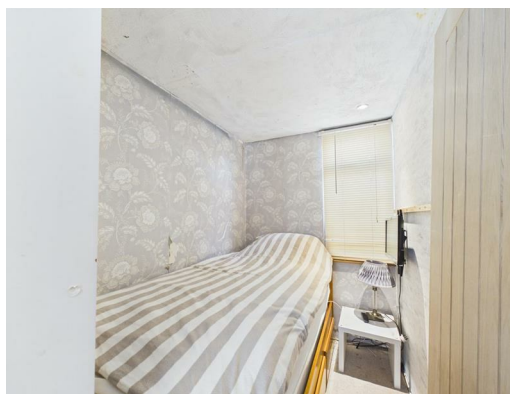
Council tax band

Local Authority - East Lindsey District Council,
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.

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^m
1874 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

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street and take your first right onto Wellington Road, then follow along to the bottom of this road. At the junction turn right onto Byron Road and then take your first left onto Long Acre. Number 23 can be found on your left-hand side towards the bottom.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		64
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

