CHOICE PROPERTIES

Estate Agents

The Poplars Sutton Road, Mablethorpe, LN12 2PP

Price £269,950

It is a pleasure for Choice Properties to introduce to the market this generously proportioned three bedroom detached bungalow, positioned within the quiet residential village of Trusthorpe, only a short distance to the beaches and local amenities on offer in both Mablethorpe and Sutton on Sea. Offering spacious interior accommodation, sizeable and privately enclosed gardens as well as an expansive driveway to the front of the bungalow, early viewing is most certainly advised.

The well maintained accommodation benefits from a gas mains central heating system, garden solar panel system, uPVC double glazing throughout and comprises:-

Entry
3'9" x 1'10"
Double opening uPVC doors leading into the entrance porch with a door to:

Hallway
3'10" x 22'8"
'L' shaped hallway with access to the loft which is partly boarded with lighting and a pull down ladder. Doors to:

Reception Room
11'9" x 15'5"
Light and airy reception room benefiting from double aspect windows including a bay window to front aspect and fitted a multi fuel stove set in a feature surround, TV aerial and telephone point.

Dining Room
11'10" x 9'2"
With laminate flooring, providing ample space for a dining table. The dining room further features a cupboard housing the wall mounted 'Baxi' combination boiler; supplying both the central heating and hot water systems.

Kitchen
11'11" x 11'4"
Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring induction hob with stainless steel extractor hood over, integrated double oven, space for a freestanding fridge/freezer, space for a dishwasher, plumbing for a washing machine and a uPVC door to the garden.

Bedroom 1
12'0" x 13'8"
Spacious double bedroom benefiting from a bay window to front aspect.

Bedroom 2
12'0" x 9'11"
Spacious double bedroom.

Bedroom 3
9'7" x 8'10"
Double bedroom.

Bathroom
6'3" x 5'9"
Fitted with a three piece suite comprising a panelled bath tub with mixer tap and mains fed shower over, pedestal hand wash basin with mixer tap and WC with dual flush button, tiled flooring, tiled walls, shaver point, a 'Manrose' extractor fan and a heated towel rail.

Driveway
Expansive gravelled driveway providing ample off road parking for multiple vehicles.

Garage
23'11" x 8'06"
With an up and over door, rear pedestrian door, power and lighting.

Garden
The property is fronted by a low levelled bricked wall and well established hedging, enclosing a garden which is laid to lawn.

To the rear of the property you will find a sizeable garden which is laid to lawn with timber fencing to the boundaries. The rear garden additionally features an outside tap, paved patio seating area, greenhouse, 28'00" x 10'00" static caravan (included in the sale) and houses the floor standing solar panel system.

Tenure
Freehold.

Viewing arrangements
By appointment through Choice Properties Mablethorpe on 01507 472016.

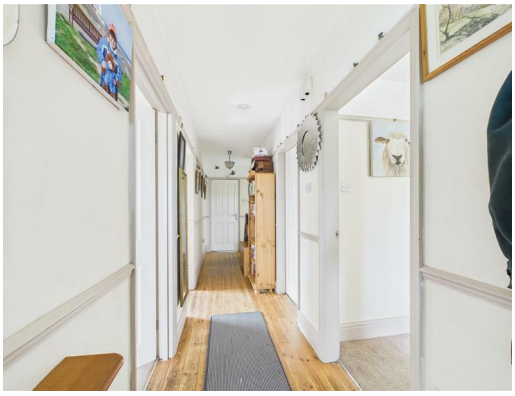
Opening hours
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

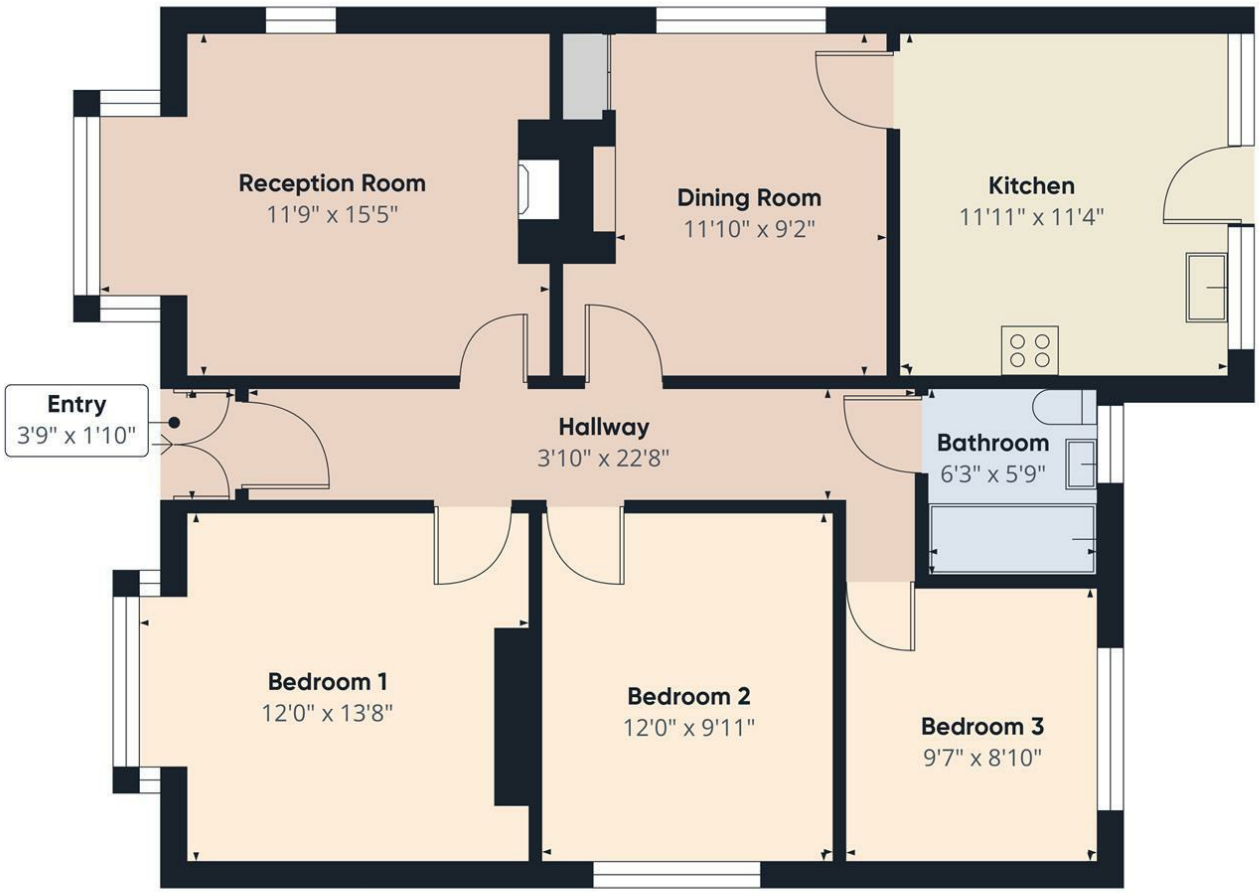
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you 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 C.

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(1)

939 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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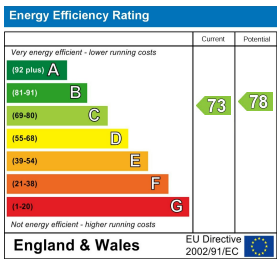
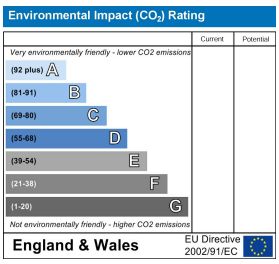
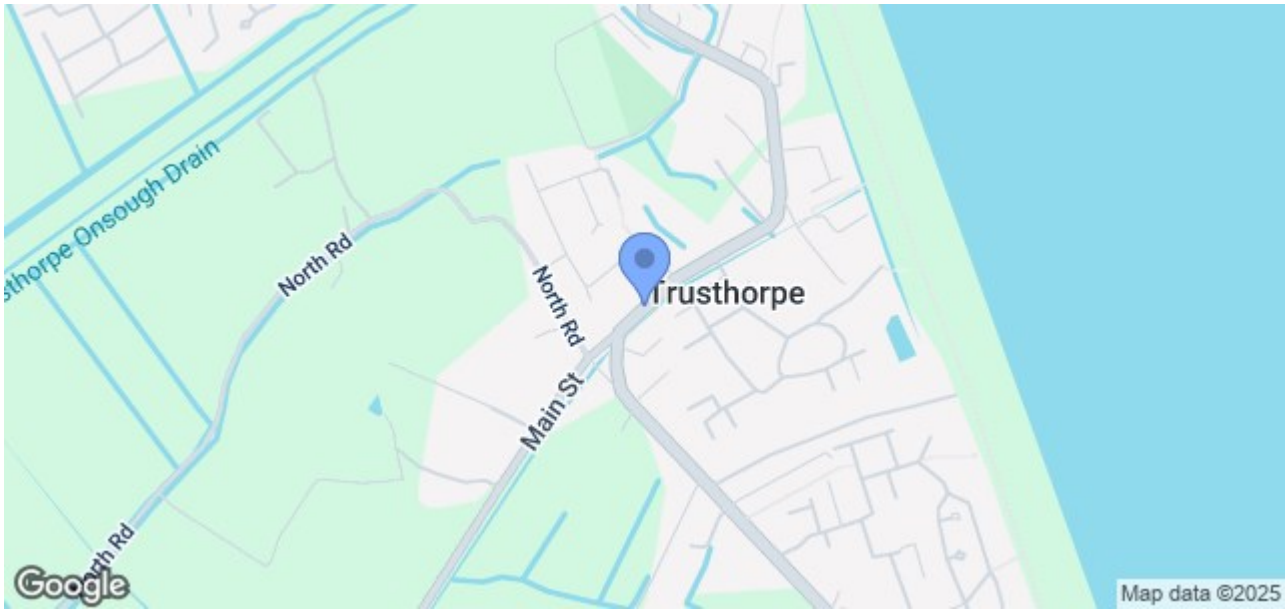
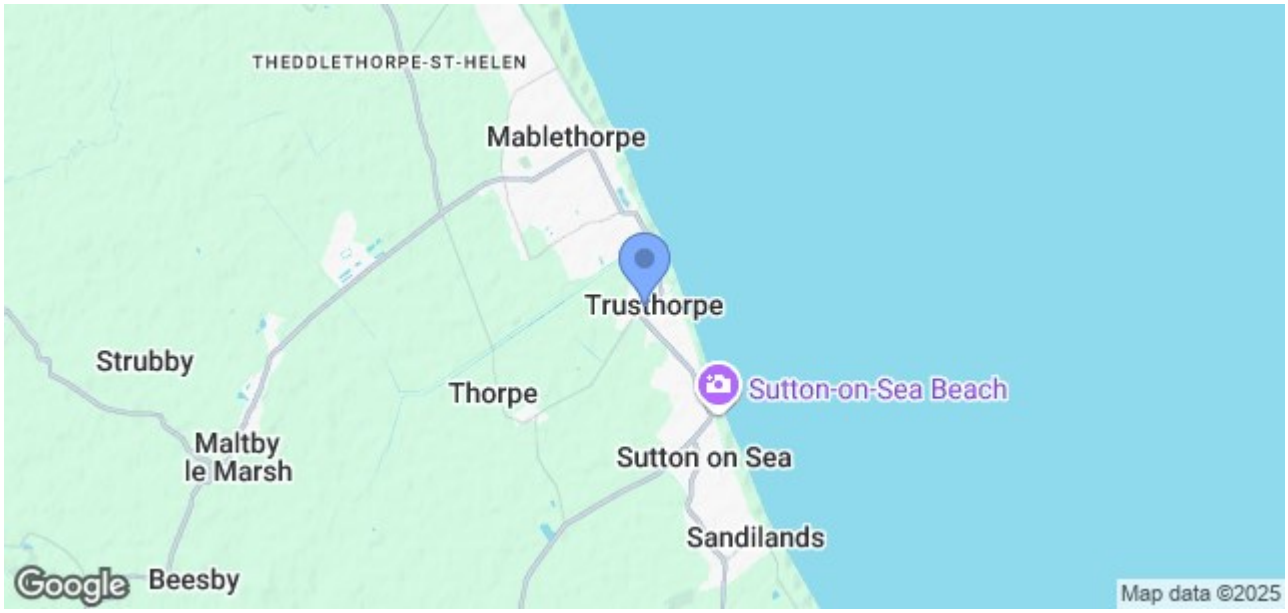
Directions

From our Sutton on Sea office head north along the A52 in the direction of Mablethorpe. As your enter Trusthorpe, The Poplars can be found on your left hand side, adjoining the turning for Main Street.