CHOICE PROPERTIES

Estate Agents

70 Marian Avenue, Mablethorpe, LN12 2DZ

Reduced To £290,000

Choice Properties are delighted to bring to the market this spacious three bedroom detached bungalow, with impressive one bedroom annexe. The bungalow is situated in the most sought after location, just a short distance from the local amenities and Mablethorpe's award winning beaches. The property sits proudly upon a generously sized plot, with driveway providing parking for multiple vehicles. Early viewing is highly advised! Please not this property is being offered with no onward chain!

Offering generously proportioned rooms throughout with a desirable layout, the abundantly light accommodation comprises:-

Hallway
13'2" x 4'0"
Abundantly light L-shaped hallway, loft access, three built in storage cupboards, wall mounted thermostat controls, radiator.

Breakfast Kitchen
18'2" x 9'11"
Fitted with a range of wall and base units with complimentary worksurfaces over, uPVC double glazed dual aspect windows, one and a half bowl sink unit with drainer and mixer tap, integral double cooker, five ring gas hob with featured stainless steel extractor hood over, integral dishwasher, plumbing for a washing machine, cupboard housing wall mounted 'Worcester' boiler, space for freestanding fridge/freezer, integral microwave, partly tiled walls, breakfast bar, radiator, pedestrian door to the side aspect.

Reception room
11'7" x 14'10"
With uPVC double glazed dual aspect windows, gas fire set into featured surround, TV Aerial point, telephone point, radiator, feature opening into:-

Dining room
10'6" x 8'1"
With uPVC French double opening patio doors to the front aspect.

Bedroom 1
10'10" x 11'4"
Spacious double bedroom, uPVC double glazed window, radiator.

Bedroom 2
10'9" x 9'2"
Double bedroom with uPVC double glazed window, radiator.

Bedroom 3
9'6" x 7'11"
Double bedroom with uPVC double glazed window, radiator, built in wardrobe.

Annex

Annex reception room
12'6" x 12'10"
With uPVC double glazed French double opening patio doors, radiator, built in storage cupboard, radiator, open plan to:-

Annex kitchen
9'3" x 5'9"
Fitted with a range of wall and base units with complimentary worksurfaces over, one bowl stainless steel sink unit with drainer and single taps. space for fridge/freezer, plumbing for a washing machine, cooker point with featured stainless steel extractor over, partly tiled walls, radiator, pedestrian door.

Annexe bedroom
8'11" x 10'4"
with uPVC double glazed window, radiator.

Annex shower room
9'1" x 3'3"
Fitted with a three piece suite comprising shower cubicle with electric shower over, pedestal wash hand basin with single taps, dual flush w.c., chrome heated towel rail, tiled splash backs.

Driveway
Paved driveway providing off road parking for multiple vehicles including a caravan/motorhome.

Garage/Office/Studio
12'7" x 12'11"
With uPVC double glazed window, pedestrian door to the side aspect, power and lighting, internal door leading to:-

Garage store
13'2" x 3'4"
Large storage room with power and lighting.

Garden
The property sits proudly upon a generously sized plot. To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries. The front and rear gardens are adorned with a variety if established plants, trees and shrubbery throughout. There is spacious paved patio seating area which is perfect for soaking up the sunshine or outdoor dining. Gates to the side of the bungalow provide access all the way around.

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.

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
By appointment through Choice Properties on 01507 860033.

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

Garden

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

Floor 0 Building 2

Approximate total area[1]

1370 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 south along Victoria Road and take a right turning at the junction near the Eagle Hotel. Immediately take a left on to Dymoke Road and follow this road around through to Medina Gardens where you can take a left onto Marian Avenue. Number 70 is located in the corner on your left hand side.