CHOICE PROPERTIES

Estate Agents

2 James Avenue, Mablethorpe, LN12 2PW

Price £255,000

It is a pleasure for Choice Properties to bring to the market this impressive two/three bedroom detached bungalow, ideally located just moments from the golden sandy beaches. Further benefitting from a generous utility space which could easily be converted back to a bedroom, early viewing is certainly advised!

The Property Ombudsman
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Benefitting from gas central heating and uPVC double glazing throughout, this spacious accommodation comprises:

Entrance Hall
15'3" x 5'11"
Front composite door leading into entrance hall with a telephone point, the wall mounted thermostat, loft access which is partly boarded with lighting and a ladder and doors to:

Reception Room
12'2" x 14'2"
Light and airy reception room benefiting from double aspect windows and fitted with a gas fireplace set in a feature surround and a TV aerial.

Kitchen/Diner
12'3" x 19'2"
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, space for a freestanding 'Range' style cooker with stainless steel extractor hood over, space and plumbing for a washing machine, space and plumbing for a dishwasher, ample space for a dining table, partly tiled walls, TV aerial, log burner stove set in a tiled surround, tiled flooring and double opening 'French' doors to the garden. The kitchen/diner also houses the wall mounted consumer unit as well as the wall mounted 'Worcester' combination boiler; approximately 5 years old and supplying both the central heating and hot water systems. Opening through to:

Utility Area / Previous Bedroom 3
9'9" x 6'10"
Providing storage space and space for a freestanding tumble dryer. This space could also be utilised as a third bedroom.

Bedroom 1
9'10" x 14'2"
Spacious double bedroom with laminate flooring.

Bedroom 2
9'10" x 11'10"
Double bedroom with laminate flooring and a fitted double wardrobe.

Shower Room
6'8" x 5'8"
Fitted with a stylish three piece suite comprising a corner shower cubicle with mains fed shower head over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity and partly tiled walls.

Driveway
Providing off road parking.

Garden
The property is surrounded by a privately enclosed garden with timber fencing to the boundaries. The garden is predominantly laid to paving slabs for ease of maintenance.

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.

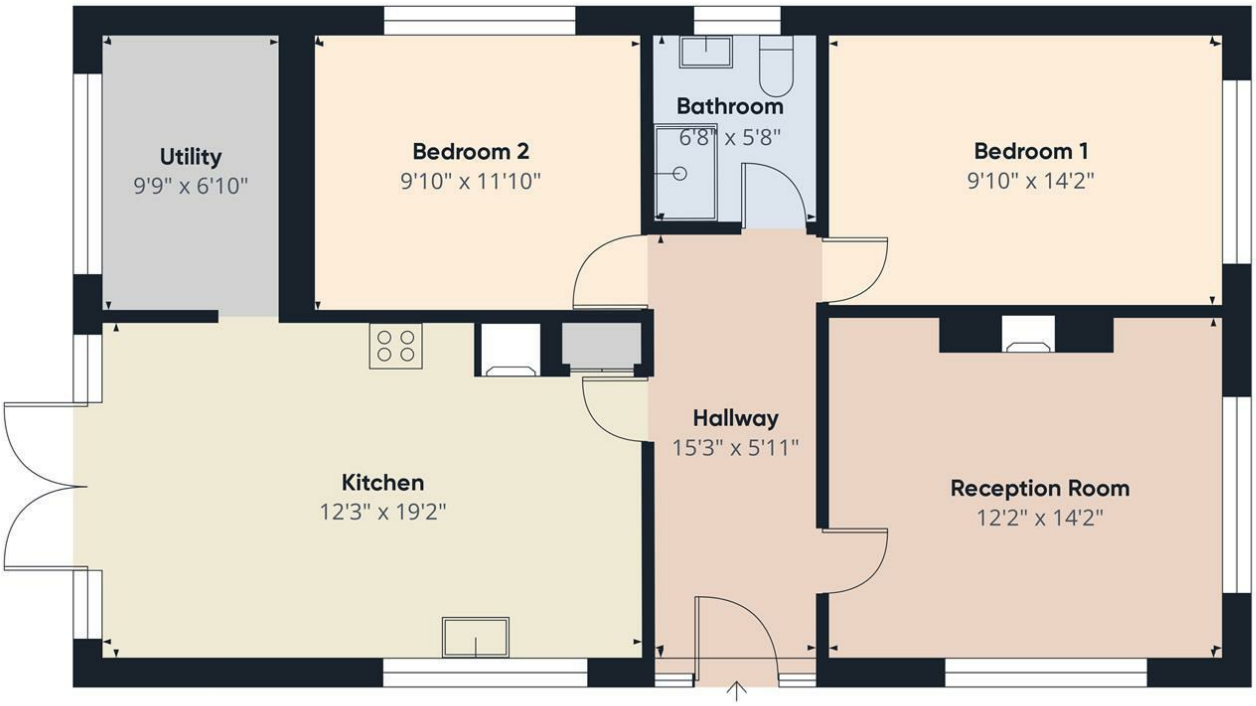
Viewing arrangements
By appointment through Choice Properties on 01507 472016

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.

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.

DOGS LOOSE
PLEASE SHUT THE GATE



Approximate total area(1)

873.6 ft²

(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.

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Directions

From our Mablethorpe office head south along the A52 in the direction of Sutton-On-Sea. After entering Trusthorpe and passing the Village Hall on your right hand side, you can find James Avenue on your right hand side a short way along.