CHOICE PROPERTIES
Estate Agents

7 Ripon Place, Mablethorpe, LN12 2DL

Reduced To £158,000

REDUCED BY MOTIVATED SELLER WITH NO ONWARD CHAIN Choice Properties offer for sale this most spacious two bedroom detached bungalow, situated in a quite residential position yet only moments from the local amenities and award winning beaches of Mablethorpe. Offering a generously proportioned interior accommodation, garage, driveway and gardens, early viewing is certainly.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel: (01507) 472016 Email: mablethorpe@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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The abundantly light and bright accommodation comprises:-

Hallway
13'09" x 4'00"
Front door leading into the hallway with a fitted double storage cupboard, loft access and doors to:

Reception Room/Diner
15'06" x 20'11"
Light and airy reception room benefiting from double aspect windows, fitted with a TV aerial, telephone point and providing ample space for a dining table.

Kitchen/Breakfast Room
13'00" x 16'07"
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 cooker, space and plumbing for a washing machine, space for a freestanding fridge/freezer, two built in larder storage cupboards with double opening doors, ample space for a dining table and partly tiled walls.

Rear Porch
With a polycarbonate roof and a uPVC door to the rear garden.

Bedroom 1
9'03" x 10'11"
Double bedroom with a built in storage cupboard.

Bedroom 2
8'10" x 9'06"
Double bedroom with a built in storage cupboard.

Shower Room
5'06" x 5'00"
Fitted with a shower cubicle with electric shower over, pedestal hand wash basin with single hot and cold taps, wall light with shaver point and partly tiled walls.

WC
5'05" x 2'07"
Fitted with a WC with dual flush button and partly tiled walls.

Driveway
Paved driveway providing off road parking.

Garage
With an up and over door.

Garden
To the rear of the property you will find a privately enclosed garden, mainly laid with shingle for ease of maintenance with timber fencing to the boundaries.

Additional note
The property requires a new central heating system.

Tenure
Freehold.

Viewing arrangements
Viewing by Appointment through Choice Properties Mablethorpe on 01507 472016

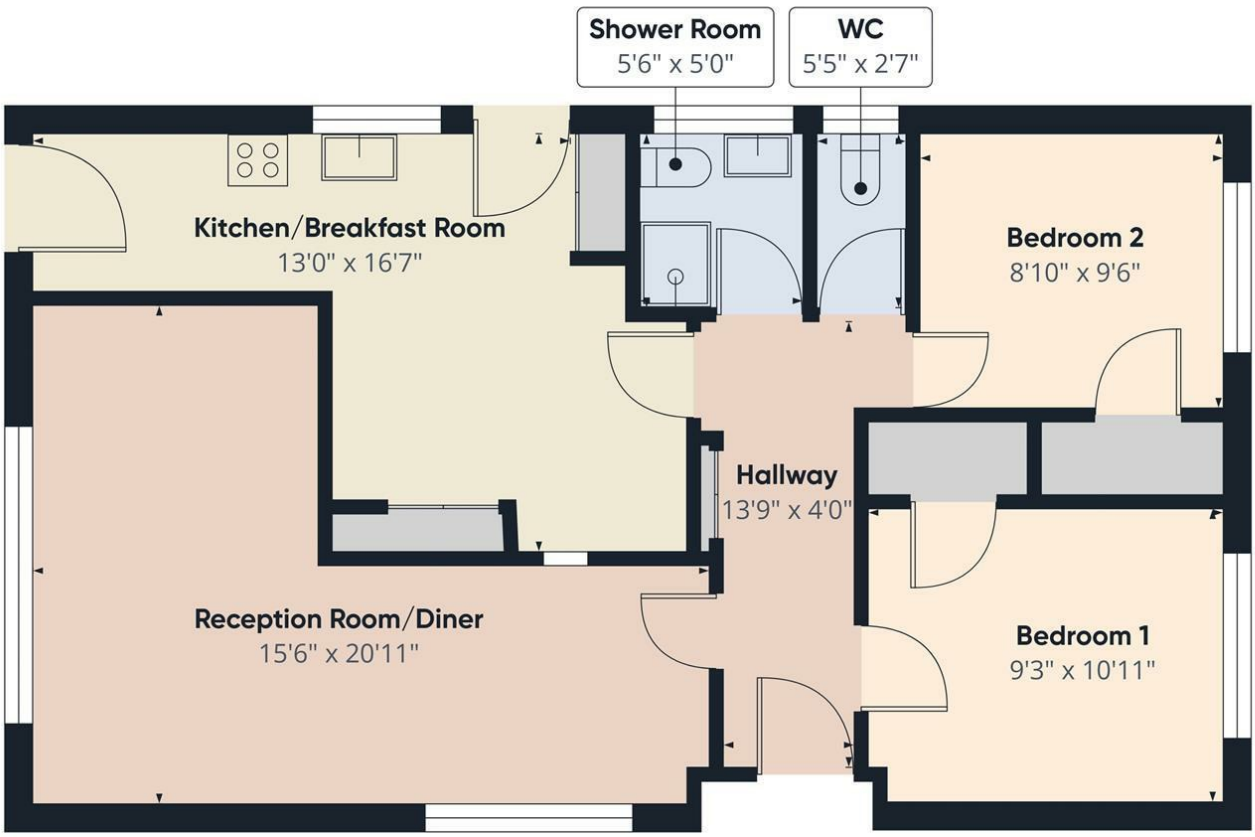
Opening hours
9am - 5pm Monday to Friday
9am - 3pm Saturday

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)

737 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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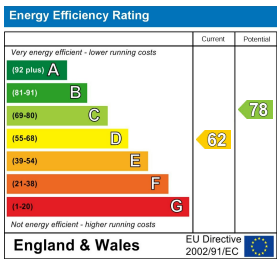
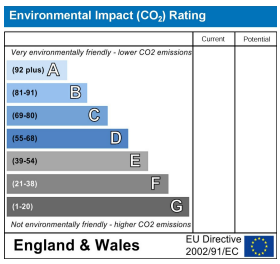
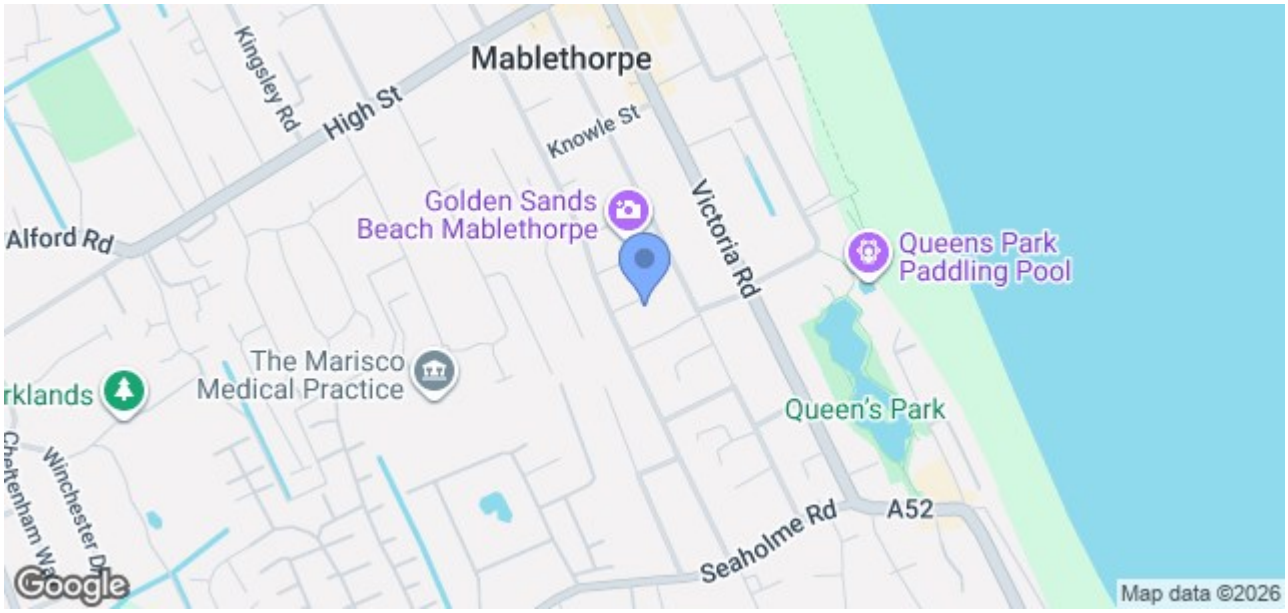
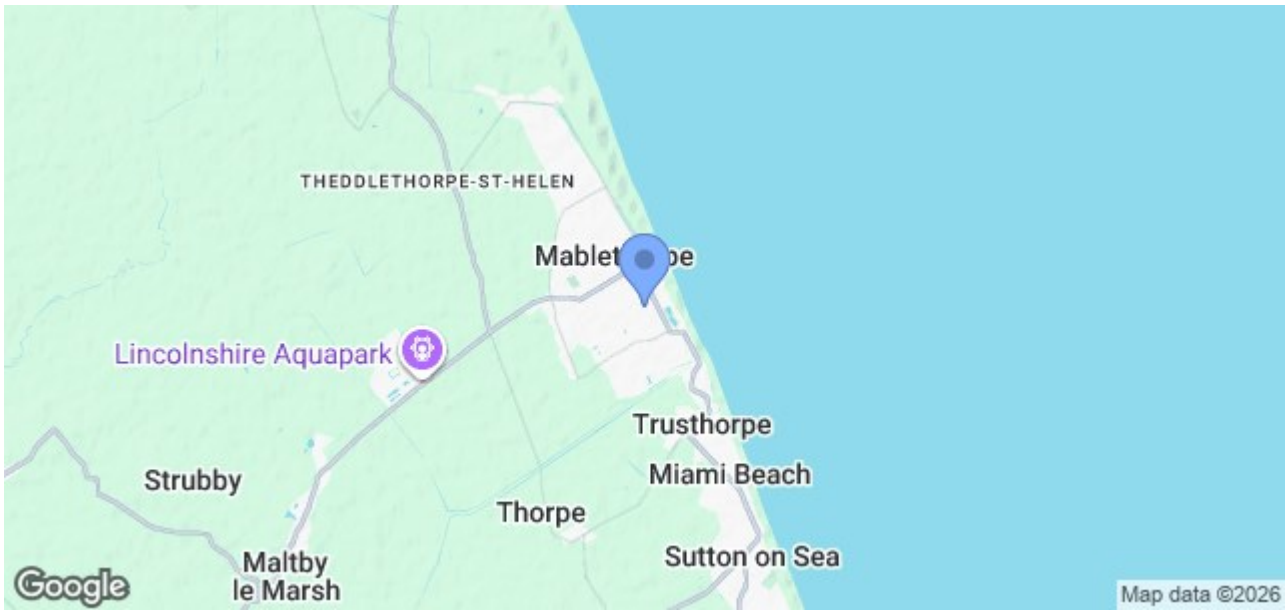
Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street, then take your second left into Seacroft Road. Follow along Seacroft Road and Ripon Place is the third turning on your left hand side. Number 7 can be found a short way along the road on your right hand side.