



# CHOICE PROPERTIES

## *Estate Agents*

Gordona Golf Road,  
Mablethorpe, LN12 1LP

Price £180,000



Choice Properties are delighted to bring to the market this impressive and completely refurbished three bedroom detached bungalow. This fantastic and immaculate property is located in a quiet position close to the beach and with open views to the rear. Early viewing is highly recommended.

The stylish accommodation comprises:

### **Entrance Porch**

5'1" x 4'0"

uPVC entrance door, door leading to:

### **Kitchen/Reception Room**

12'6" x 21'2"

This fantastic and abundantly light and bright room comprises wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring induction hob, electric oven, extractor hood, spaces for a freestanding fridge/freezer, dishwasher and plumbing for a washing machine, TV aerial. The kitchen/reception room also houses the electric 'Mirrorstone' boiler as well as the controls for the underfloor heating that this fantastic room further benefits from. There are sliding patio doors out into the garden, onto the new decked patio area.

### **Bedroom 1**

12'6" x 11'4"

Spacious double bedroom with TV aerial and access to the loft.

### **Bedroom 2**

12'6" x 8'11"

Spacious double bedroom.

### **Inner Hallway**

4'11" x 4'7"

Doors leading to:

### **Bedroom 3**

5'5" x 10'8"

Single bedroom housing the consumer unit.

### **Bathroom**

6'9" x 4'11"

Fitted with a three piece suite comprising a panelled 'P' Shaped bath tub with mixer tap and double mains fed shower head over, hand wash basin set in vanity with mixer tap and WC with dual flush button, mermaid boarding to the walls, shaver point and heated towel rail.

### **Driveway**

Providing off street parking.

### **Garden**

To the rear of the property you will find a sizeable garden which is a blank canvas ready for a buyer to create a peaceful garden which overlooks fantastic open views.

### **Tenure**

Freehold

### **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 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.

### **Council tax band**

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

LN9 6PH

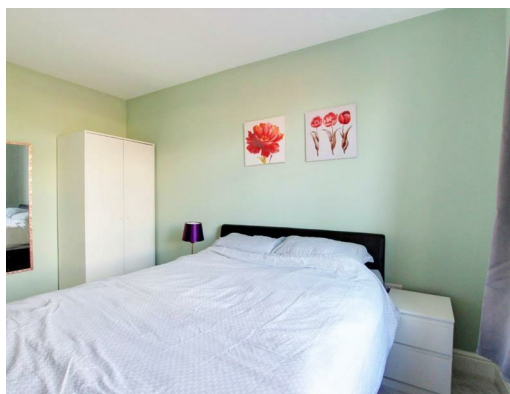
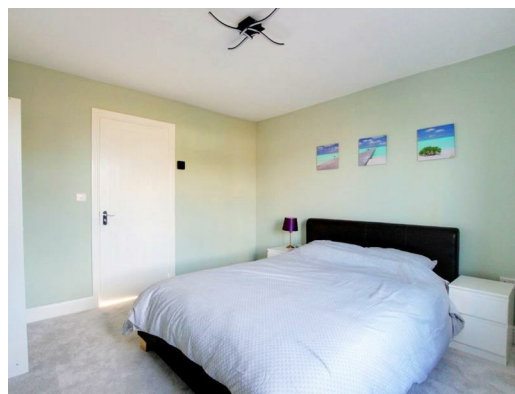
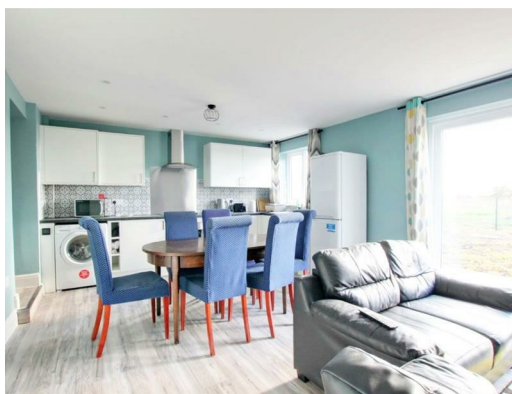
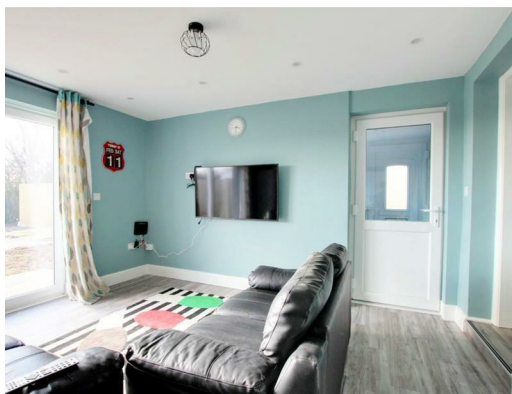
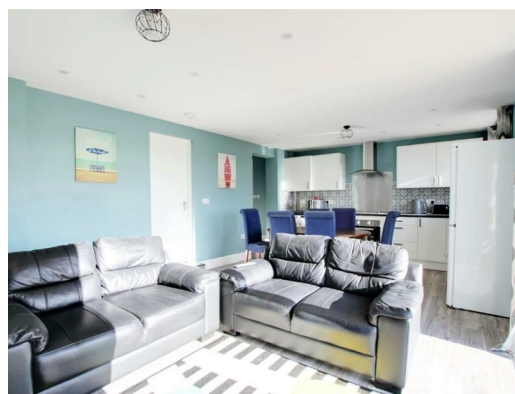
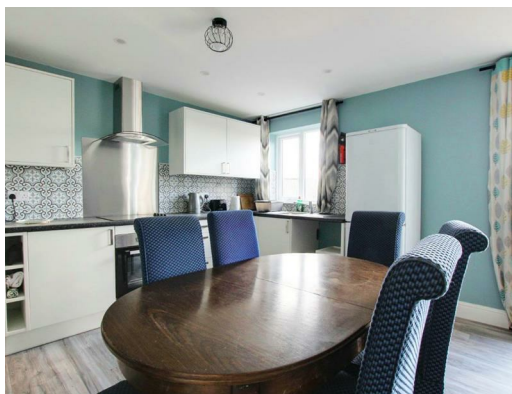
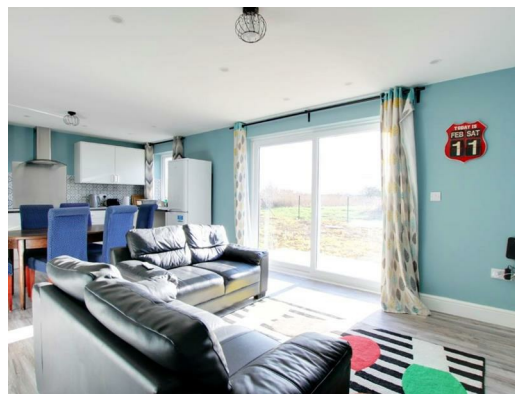
Tel. No. 01507 601 111

Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

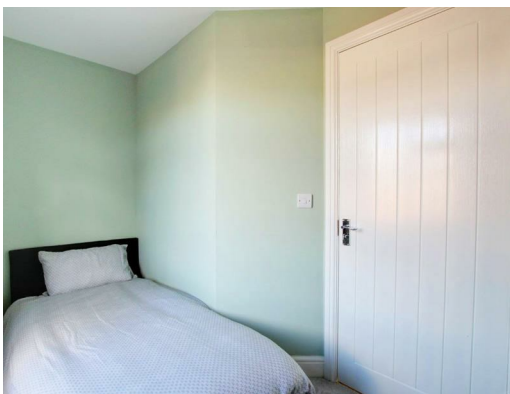
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

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.

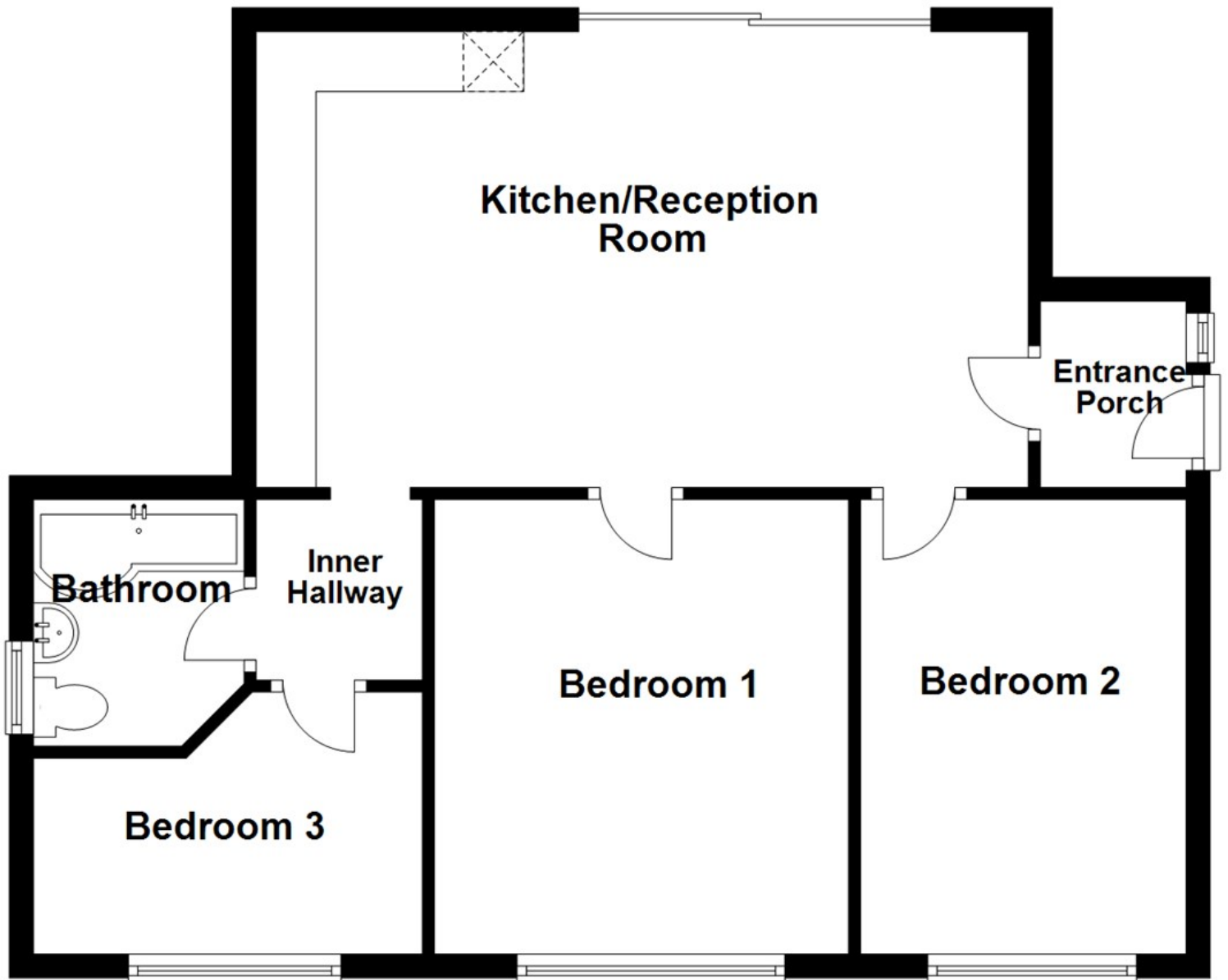








## Ground Floor



# Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn right onto the High Street, at the junction take a left turn onto Quebec Road. Carry on along this road and then take your 1st left after the cinema onto Golf Road. Continue past 'The Fairway' then turn right onto the private lane (signposted Furmidge Lane) Gordona can be found on your left hand side.

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

