



# CHOICE PROPERTIES

*Estate Agents*

Roslyn Mill Road,  
Mablethorpe, LN12 1PB

Reduced To £275,000



Choice Properties are delighted to offer for sale this two bedroom detached bungalow, perfectly positioned set back from the road in the sought after village of Theddlethorpe. The property further benefits from two reception rooms, extensive driveway and sits proudly upon an attractive and generously sized plot. Early viewing is highly advised!

The well laid out and abundantly light accommodation comprises:-

### **Front entrance**

6'2" x 5'11"

Enter via uPVC double glazed front entrance door, wall mounted fuse box, cupboard housing the consumer unit, door to:-

### **Reception room**

11'11" x 13'11"

Feature fireplace, uPVC double glazed window, TV Aerial point, telephone point, feature opening into:-

### **Conservatory**

11'2" x 16'3"

Impressive, spacious conservatory with polycarbonate pitched roof, ample room for a dining table, uPVC double glazed triple aspect windows, uPVC double opening French patio doors to the side aspect leading out into the garden.

### **Kitchen**

6'11" x 13'8"

Plumbing for a washing machine, integrated oven, electric hob , overhead storage , worktop with additional storage beneath, and a door leading to the garden.

### **Hallway**

9'10" x 6'1"

With loft access, doors to bedrooms, kitchen, reception room and bathroom.

### **Bedroom 1**

9'10" x 12'11"

Spacious double bedroom, uPVC double glazed window to front aspect.

### **Bedroom 2**

8'0" x 11'5"

Double bedroom, uPVC double glazed window to side aspect.

### **Bathroom**

9'11" x 8'11"

Fitted with a three piece suite comprising panelled corner bath with single taps and mains shower over, pedestal wash and basin with single taps, w.c., tiled splashbacks and flooring, built in storage, uPVC double glazed window.

### **Driveway**

Extensive gravelled driveway providing off road parking for multiple vehicles including caravans/motorhomes.

### **Garden**

The property stands upon a generously sized gardens which are neatly laid to lawn and features an abundance of established plants, trees and shrubbery throughout. There are several secluded seating areas overlooking stunning open field views, perfect for relaxing in the sunshine or outdoor dining.

## **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.

## **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 Mablethorpe on 01507 472016.

## **Opening Hours**

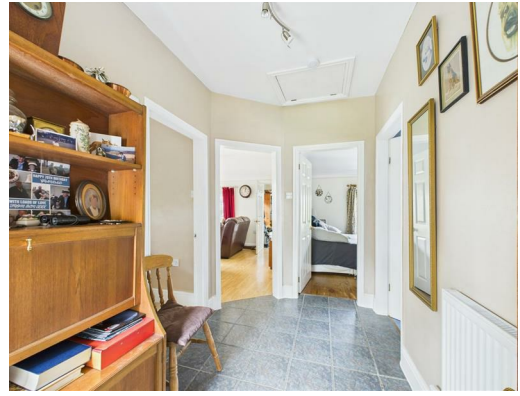
Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

## **Tenure**

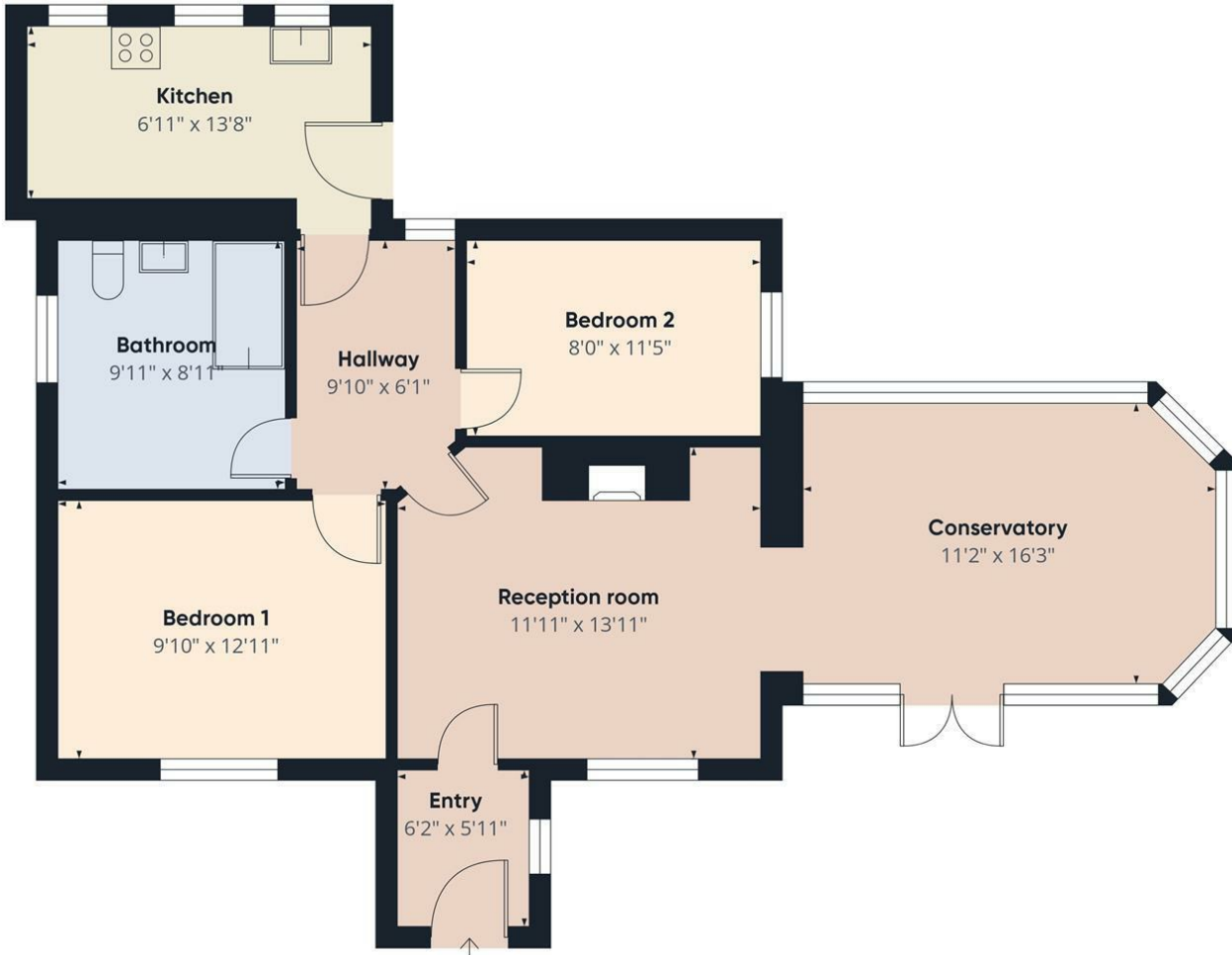
Freehold

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<sup>m</sup>  
834 ft<sup>2</sup>

(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 office head inland towards Alford and turn right onto the A1031. Follow this road until you come to a left turning onto Rotten Row and follow the bend around onto Mill Road. Roslyn can then be found on your right 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	73

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	

