



# CHOICE PROPERTIES

## *Estate Agents*

The Hall Bungalow Saltfleet Road,  
Mablethorpe, LN12 1NS

Price £375,000



Choice Properties are delighted to offer for sale this remarkably spacious and well presented three bedroom detached bungalow which sits upon a sizeable plot of well tended gardens to all sides. This superb property additionally benefits from open views to the rear. Viewing is highly advised.

Offering generously proportioned rooms throughout with an impressive layout, the abundantly light and bright accommodation comprises:-

### **Hallway**

5'5" x 14'2"

Loft access, built in storage cupboard with double opening doors housing the hot water cylinder, telephone point, new composite door to front aspect.

### **Reception Room**

15'11" x 20'4"

Large bay window to front aspect, light and airy reception room, electric feature fireplace set into bricked surround with tiled hearth, TV Aerial point, thermostat controls, dual aspect windows.

### **Kitchen**

10'10" x 15'3"

Fitted with a range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, integral 'Bosch' cooker, four ring induction hob with featured extractor hood over, integral slim line dish washer, plumbing for a washing machine, partly tiled walls, 'Camray' oil boiler, wall mounted consumer unit, space for a dining table, door to:-

### **Inner Hallway**

6'1" x 20'0"

Velux window, plumbing for a washing machine, new composite door to side aspect, access to utility room and garage.

### **Utility Room**

10'1" x 6'8"

Plumbing for a washing machine, ample space for other appliances.

### **Conservatory**

15'8" x 9'9"

Polycarbonate roof, triple aspect windows, radiator.

### **Bedroom 1**

17'3" x 6'7"

Spacious double bedroom, built in double wardrobes, dual aspect windows.

### **Bedroom 2**

9'11" x 9'11"

Spacious double bedroom, dual aspect windows.

### **Bedroom 3**

9'5" x 5'10"

Single bedroom.

### **Shower Room**

8'11" x 6'5"

Fitted with a three piece suite comprising shower cubicle with mains shower over, wash hand basin with mixer taps set into vanity unit, dual flush wc, tiled walls, wall mounted heater.

### **Driveway**

A generously sized driveway offering ample parking for numerous vehicles.

### **Garage**

10'1" x 23'8"

With electric roller door, power and lighting.

## **Garden**

A gardeners dream, the bungalow stands proudly in the middle of spacious and beautifully maintained gardens, mostly laid to lawn and showcasing a variety of established trees, plants and shrubs throughout. The privately enclosed garden overlooks beautiful open views to both aspects and is edged with attractively shaped hedging with mature trees and fencing to the boundaries. There is also a timber storage shed located to the rear.

## **Tenure**

Freehold

## **Council Tax Band**

Local Authority - East Lindsey District Council,  
Tedder Hall,  
Manby Park,  
Louth,  
LN11 8UP  
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 B. Amount payable in 22/23 is £1,450.44

## **Opening hours**

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

## **Viewing arrangements**

By appointment through Choice Properties on 01507 472016.

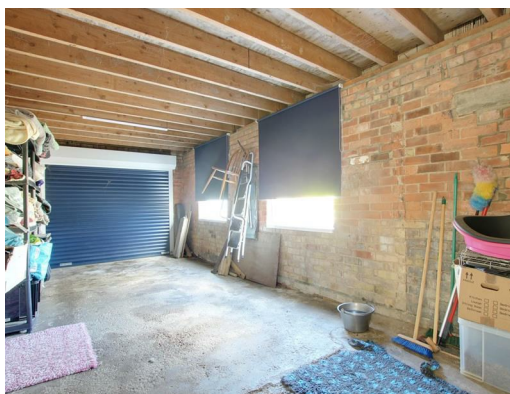
## **Making an offer**

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.

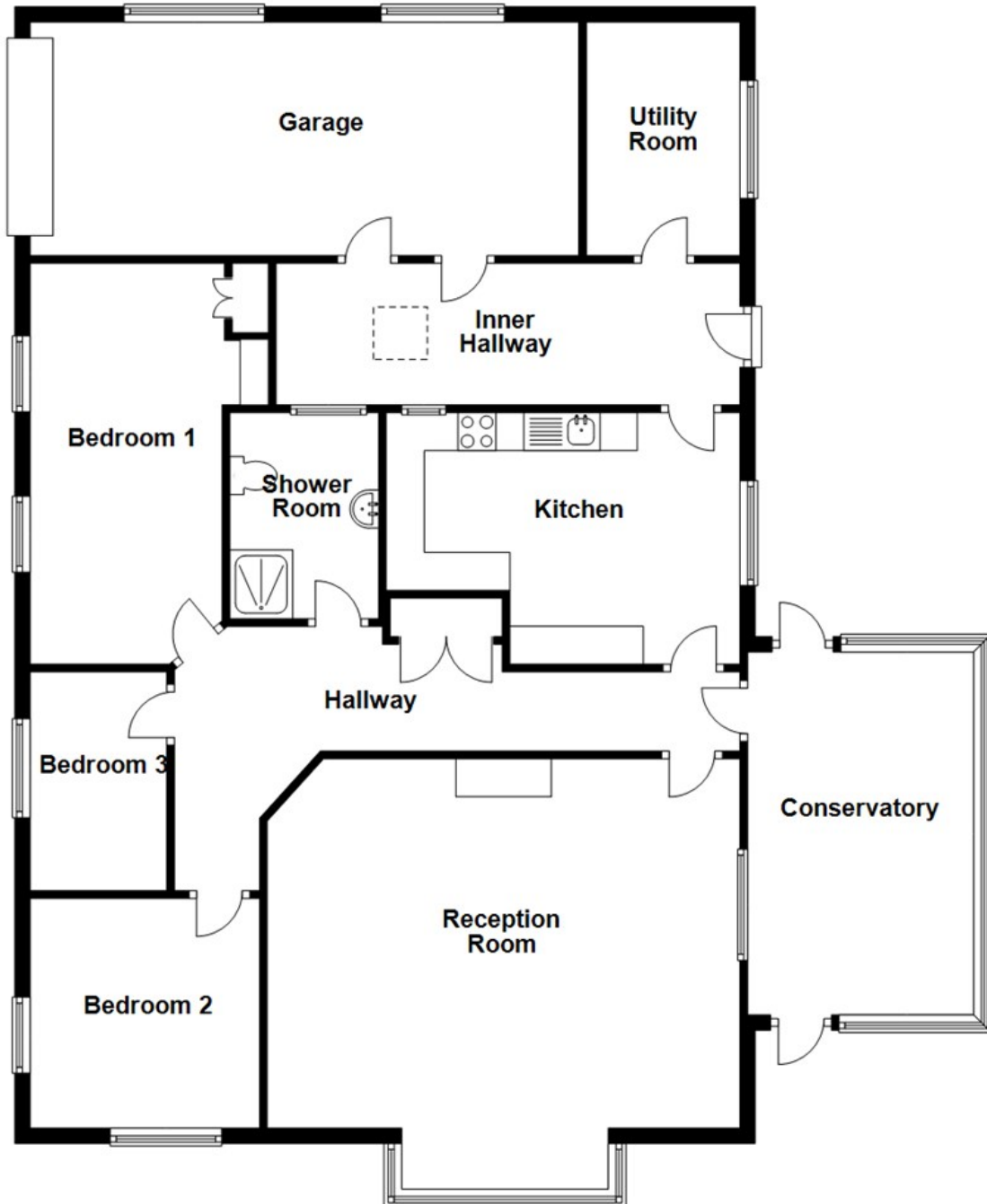






## Ground Floor

Approx. 151.3 sq. metres (1628.4 sq. feet)



Total area: approx. 151.3 sq. metres (1628.4 sq. feet)

# Directions

Upon leaving the Mablethorpe office head North towards the traffic lights and turn right onto the High Street, at the pullover turn left onto Quebec road. Travel along Quebec road and follow the road onto Kent Avenue, at the cross roads turn right onto Mablethorpe Road (A1031). Continue along this road into Theddlethorpe, go past the church and The Hall Bungalow can be found a short way along on the right hand side of the road.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         | 97        |
| (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 |           |

