



# CHOICE PROPERTIES

*Estate Agents*

7 The Drive,  
Mablethorpe, LN12 1LX

Price £215,000



Choice Properties are delighted to bring to the market this spacious and well presented two bedroom detached bungalow located in a quiet residential position only a short walk from the beach.

## The well laid out accommodation comprises:

### **Kitchen**

6'2" x 13'11"

Front composite door leading into the kitchen; 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, four ring gas hob with extractor hood over, integrated double electric oven, space for an under-counter fridge, space and plumbing for a washing machine, partly tiled walls, cupboard housing the fuse board, a telephone point, double aspect windows and a sliding door through to the:

### **Reception Room**

12'3" x 16'0"

Light and airy reception room benefiting from a picture window to front aspect and fitted with an electric feature fireplace set in a feature surround with a wooden mantle, TV aerial, telephone point, wall lighting and sliding door to:

### **Lobby**

2'9" x 3'9"

With the wall mounted thermostat, access to the loft; which is partly boarded with lighting and a pull down ladder and doors to

### **Bedroom 1**

9'1" x 14'11"

Spacious double bedroom with fitted wardrobes and storage up and around the bed frame, TV aerial and a built in airing cupboard housing both the wall mounted condensing boiler and hot water cylinder.

### **Bedroom 2**

9'6" x 10'8"

Double bedroom with a TV aerial and uPVC door to the Sun Room.

### **Sunroom**

13'9" x 7'0"

Feature triple aspect windows, double opening 'French' doors to the garden, tiled flooring, a polycarbonate roof and a radiator.

### **Shower Room**

6'2" x 5'11"

Fitted with a three piece suite comprising a shower enclosure with sliding door and electric 'Triton T80 Easi Fit+' shower over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, tiled flooring, mermaid boarding to the walls and an extractor vent.

### **Driveway**

Providing off street parking.

### **Garage**

8'2" x 20'2"

With an up and over door, power and lighting, side window and side pedestrian door.

### **Garden**

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid mostly to lawn and features a useful timber shed.

### **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.

### **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 443777.

### **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 B.

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.







Floor 0 Building 1

Approximate total area<sup>(1)</sup>  
846.48 ft<sup>2</sup>



Floor 0 Building 2

(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

Upon leaving the 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 until you reach the cinema then take your immediate left onto Golf Road. Then take your third right onto The Fairway. Once on the fairway take your first right onto 'The Drive' and number 7 can be found a short way along 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	

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	

