CHOICE PROPERTIES
Estate Agents

37 Regent Road, Mablethorpe, LN12 1LQ

Price £175,000

Choice properties are delighted to offer for sale this spacious four bedroom semi-detached dormer bungalow with a large workshop. The property is located in a sought after location within walking distance to the beach and local amenities. The property has also been updated with renewable energy sources in mind and features a 4kw solar photovoltaic panel system with a 7kw battery store owned outright & new in 2026 combi boiler with 7 years warranty . Early viewings advised.

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
naea | propertymark PROTECTED

This bright and well laid out accommodation comprises:

Lean to
5'9 x 49'8
Doors leading to:

Entrance hall
4'6 x 6'1
Doors leading to:

Kitchen
5'3 x 18'9
Fitted with a range of base units, one and a half inset sink with mixer tap and drainer, integrated appliances, partly tiled walls, dual aspect windows, radiator, solid beech work tops.

Utility room
8'8 x 11'2
Fitted with a range of wall and base units, space for appliances, radiator.

Reception room
10'5 x 16'2
Light and airy reception room, radiator, door leading to the rear garden.

Dining room
10'10 x 7'6
Spacious dinning room, fitted storage space, radiator,

Bedroom 1
11'10 x 14'3
Double bedroom, featured box bay window to the front aspect, radiator.

Bathroom
6'10 x 7'7
Three piece suite comprises, low level wc, vanity hand wash basin unit, panelled bath, partly tiled walls, radiator.

Bedroom 2
6'10 x 14'4
Double glazed window to the rear aspect, radiator.

Bedroom 3
10'1 x 7'9
Dual aspect windows, radiator.

Bedroom 4
10'1 x 8'1
Double glazed window, loft access.

Driveway
Providing space for off road parking.

Garden
This low maintenance garden features a predominately artificial grass lawn, providing a neat and particle outdoor space. To the rear is a raised patio area which also benefits from a hot tub.

Workshop
With fuse box and sockets.

Tenure
Freehold

Council tax band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No
Website: www.e-lindsey.gov.uk

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

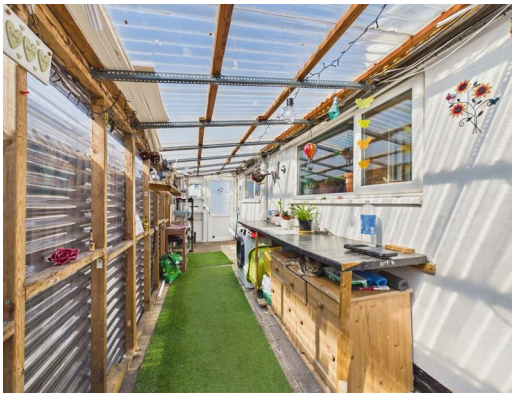
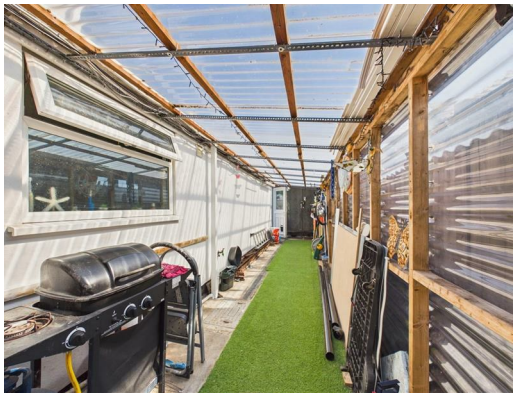
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you 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.

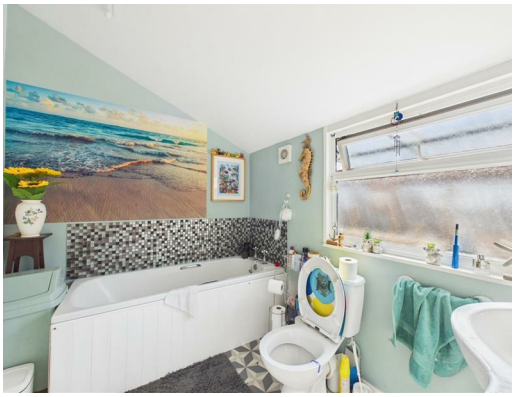
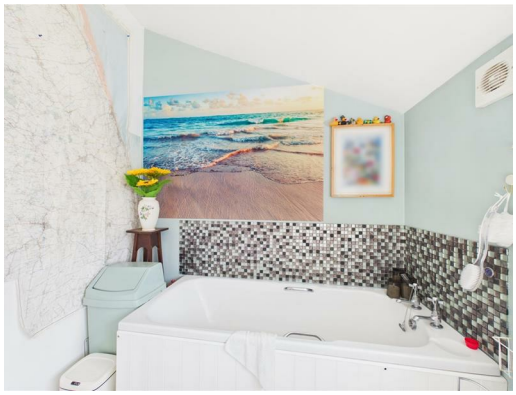
Viewing arrangements
By appointment through Choice Properties on .

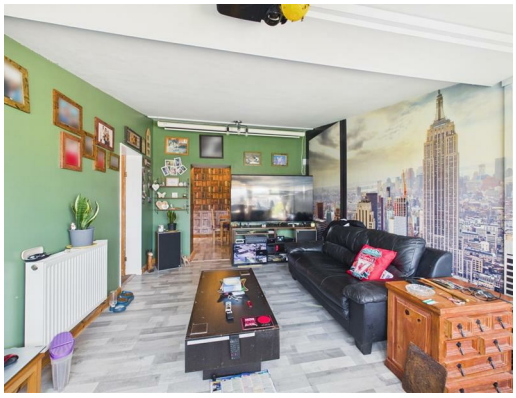
Opening hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

Loft room
Newly installed combination boiler.

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.



BIRTHDAYS
MILITARY INSPECTOR
SEX PISTOLS

NEVER MIND
THE BOLLOCKS
SEX PISTOLS
BEWARE

CHOICE PROPERTIES
FOR SALE

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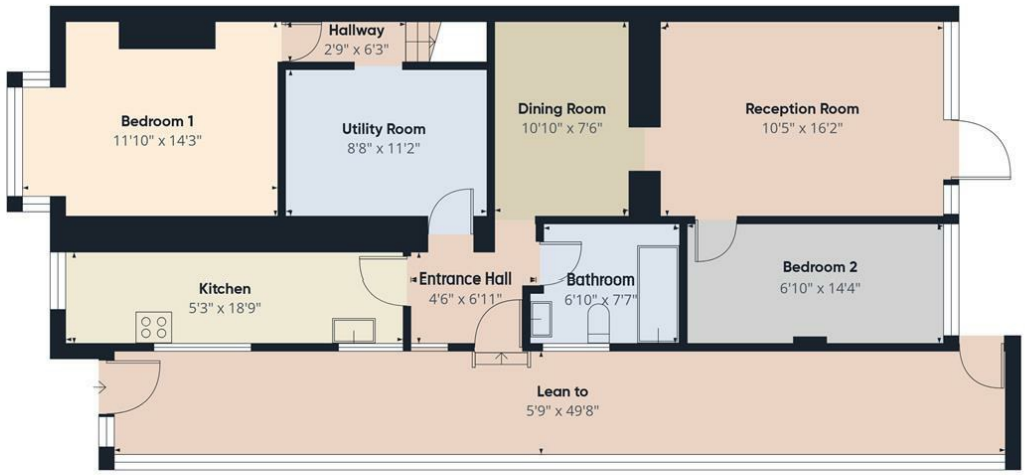
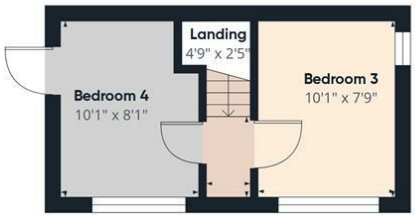


Floor 0



Floor 1

Approximate total area(1)

1277 ft^2

(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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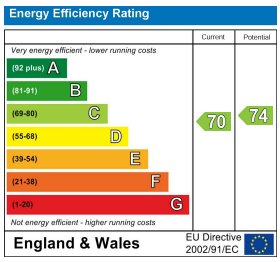
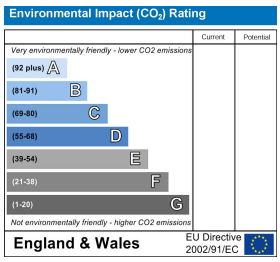
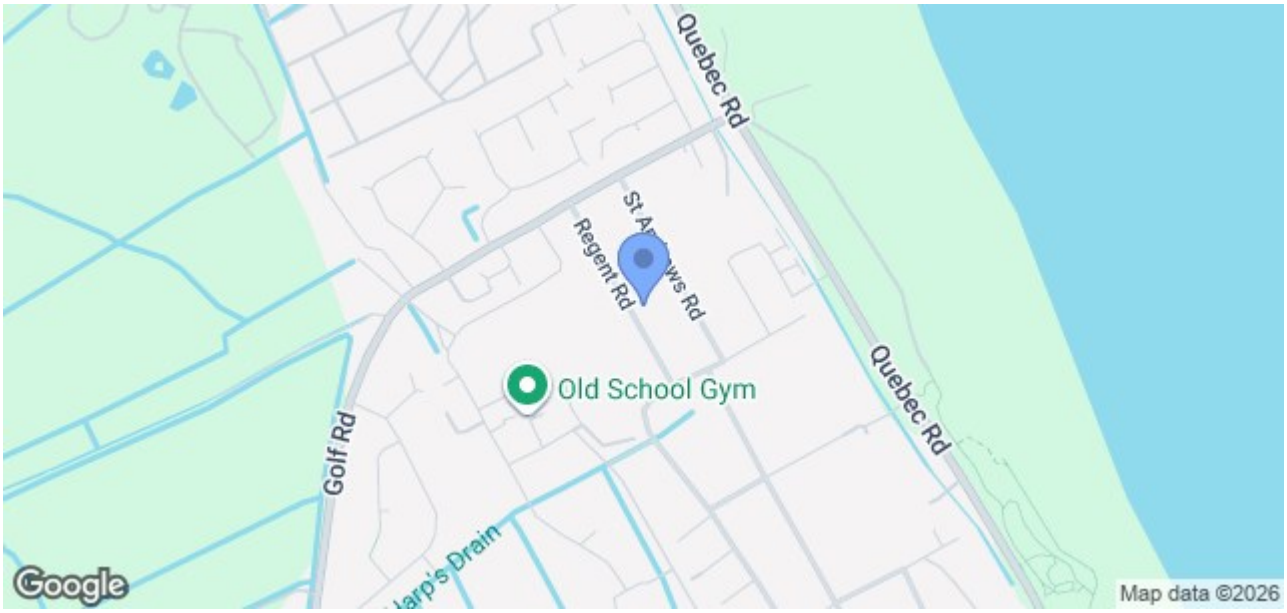
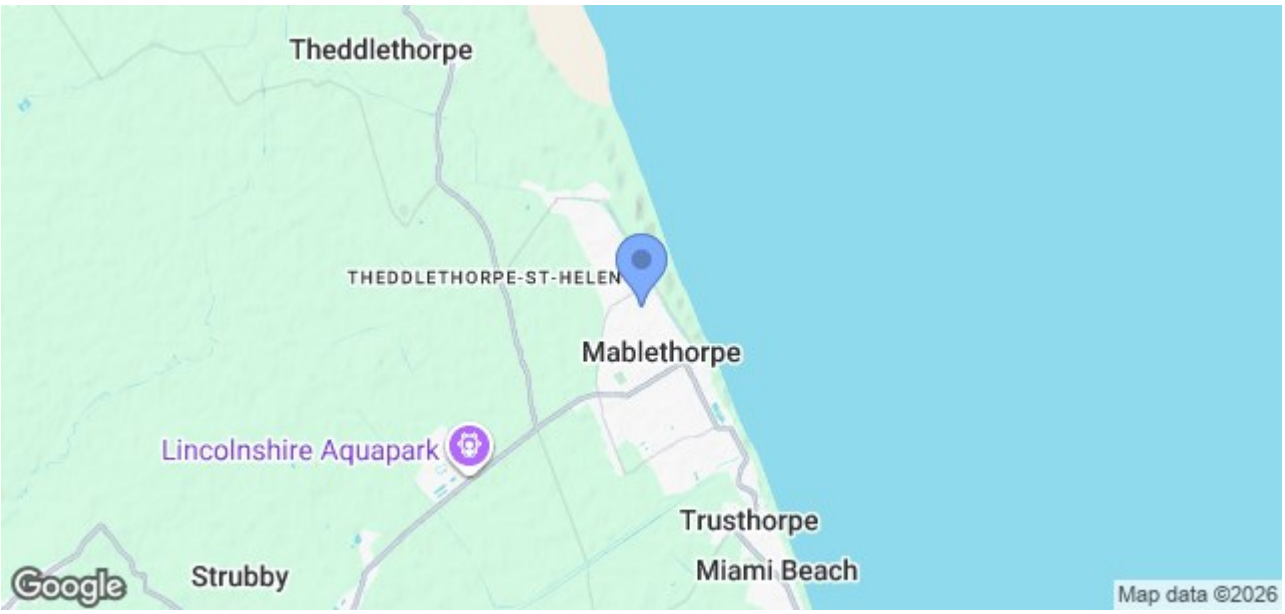
Directions

Upon leaving our 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 until you reach the cinema then take your immediate left onto Golf Road. Your second turning on the left hand side will be Regent Road and number 37 can be found on your left hand side.