



# CHOICE PROPERTIES

## *Estate Agents*

28 Golf Road,  
Mablethorpe, LN12 1LR

Price £185,000



Choice Properties are delighted to offer for sale this well presented detached bungalow, offering two bedrooms as well as a further self contained annex. Occupying an ideal position, just moments from the golden sandy beaches of Mablethorpe, early viewing is certainly advised.

Benefitting from new electric wall mounted heaters throughout and uPVC double glazing, this impressive accommodation comprises:

#### **Entrance Porch**

uPVC front entrance door. Tiled flooring. Door to:

#### **Reception Room**

Light and airy reception room. Gas fire set in feature surround with wooden mantle.

#### **Kitchen**

Fitted with work surfaces, 1.5 bowl ceramic sink unit with mixer tap, induction hob and plumbing for a washing machine. Tiled flooring.

#### **Bedroom 1**

Spacious double bedroom.

#### **Bedroom 2**

Single bedroom. Wall mounted electric consumer unit.

#### **Shower Room**

Fitted with wall mounted electric shower, wash hand basin set in vanity unit and dual flush wc.

#### **WC**

Fitted with dual flush wc and wash hand basin.

#### **Self Contained Annex**

Spot lighting. Wall mounted electric consumer unit.

#### **Garden**

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is mostly paved for ease of maintenance.

#### **Tenure**

Freehold.

#### **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.

#### **Viewing Arrangements**

By appointment through Choice Properties on 01507 472016.

#### **Opening Hours**

Monday - Friday: 9am - 5pm  
Saturday: 9am - 3pm

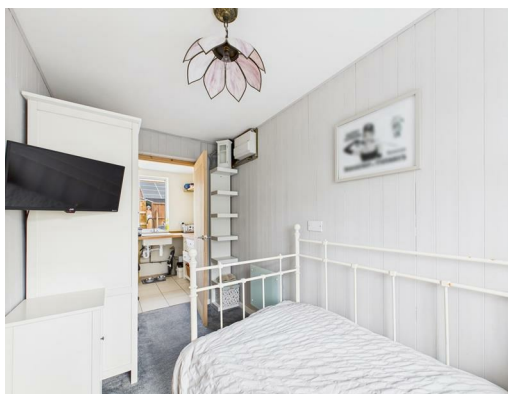
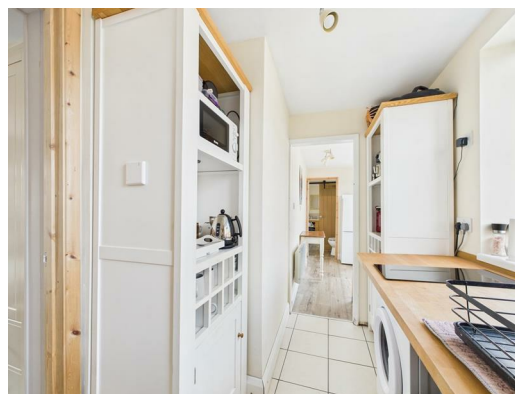
#### **Making an Offer**

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.



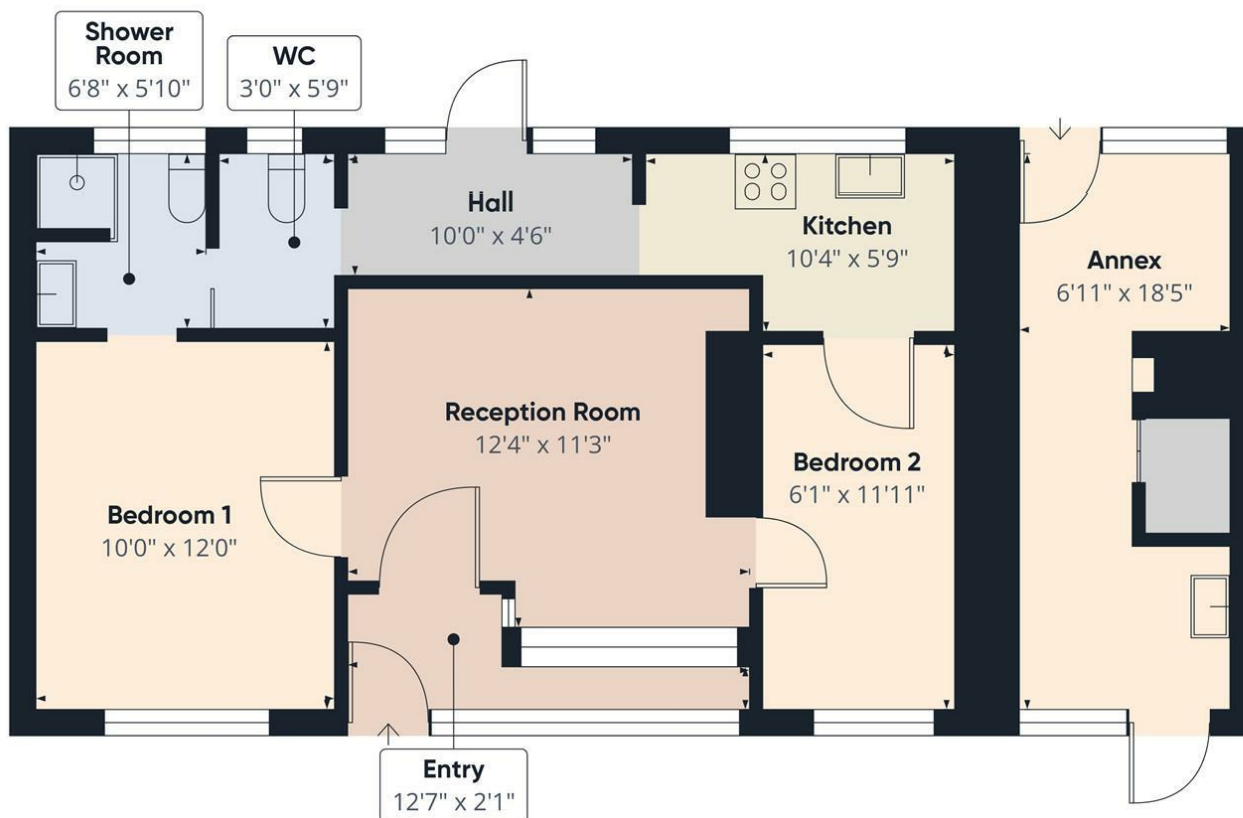












Approximate total area<sup>m</sup>  
642 ft<sup>2</sup>

(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 Mablethorpe office head towards the High Street. At the junction turn right then just before the pullover turn left onto Quebec Road, continue along this road until you reach the cinema then turn left into Golf Road and number 28 can be found on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

