



# CHOICE PROPERTIES

*Estate Agents*

7 The Boulevard,  
Mablethorpe, LN12 2AD

Price £295,000



We offer for sale this most spacious three bedroom detached bungalow situated in a pleasant residential position convenient for the beach, town centre and local amenities. The property has the benefit of Gas Central Heating and UPVC double glazed windows and doors. The spacious well laid out internal accommodation consists of:- Entrance Hallway, Reception Room, Dining Room, Kitchen, 3 Bedrooms, Shower room, Airing Cupboard/Store. With Driveway, Garage and Garden.

Benefitting from gas central heating and uPVC double glazing, this spacious accommodation comprises:

### **Entrance Hall**

19'7" x 3'11"

uPVC entrance door. Radiator. Loft access. Doors to:

### **Reception Room**

14'3" x 12'2"

Light and airy reception room with bay window to the front aspect. Feature fireplace set in brick surround with wooden mantle and tiled hearth. TV aerial point. Radiator.

### **Bedroom 1**

11'11" x 12'3"

Spacious double bedroom with bay window to the front aspect. Radiator.

### **Bedroom 2**

8'2" x 12'1"

Double bedroom. Radiator. TV aerial.

### **Bedroom 3**

7'10" x 9'6"

Radiator.

### **Dining Room**

9'5" x 11'0"

Ample space for dining table and chairs. Radiator. TV aerial.

### **Kitchen**

9'0" x 10'11"

Fitted with wall and base units with work surfaces over, 1.5 bowl resin sink unit and drainer with mixer tap, cooker point with extractor over, plumbing for a washing machine. Part tiled walls. Radiator.

### **Shower Room**

5'9" x 7'9"

Fitted with three piece suite comprising shower enclosure with mains fed shower over, hand wash basin and dual flush wc. Tiled walls and flooring. Heated towel rail.

### **Storage**

2'8" x 4'8"

Airing cupboard. Fitted with shelves and radiator.

### **Library**

16'7" x 3'10"

uPVC door leading to the garden. Wooden door leading to:

### **Garage**

17'3" x 9'4"

With double opening doors to the front, power and lighting.

### **Gardens**

The property is fronted by a well tended hedge and small garden laid to lawn. The property benefits from a privately enclosed rear garden with timber fencing to the boundaries. The garden is mainly 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 C.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 472016.

## **Opening Hours**

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

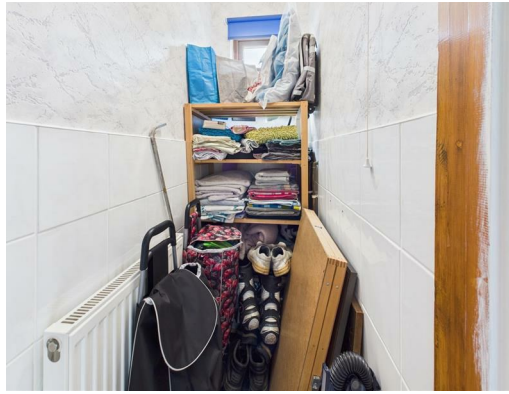
## **Making an Offer**

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>  
1107 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 south along Victoria Road and take your first left on to The Boulevard. Follow the road round and the property can 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	

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	

