CHOICE PROPERTIES

Estate Agents

# 33 Brooke Drive, Mablethorpe, LN12 2DA

## Price £230,000

Choice Properties are excited to offer for sale this two bedroom detached bungalow, situated in the highly sough after area of Brooke Drive, only a short walk to both the golden sandy beaches and local amenities on offer in Mablethorpe. Boasting a spacious interior layout, garage, privately enclose gardens and off road parking, early viewing is advised with the property being further offered with no onward chain.

Benefiting from a mains gas central heating system and uPVC double glazing throughout, the generously proportioned accommodation comprises:-

**Hallway**
3'05" x 13'00"
Front composite door leading into the hallway with access to the loft which is partly boarded. Doors to:

**Reception Room**
14'03" x 9'09"
Fitted with a fireplace hearth and mantle with space for a freestanding feature fire, laminate flooring and a TV aerial. Sliding patio doors to:

**Conservatory**
9'06" x 8'06"
Benefiting from triple aspect windows, double opening 'French' doors to the garden, an apex polycarbonate roof and radiator.

**Kitchen/Dining Room**
14'03" x 9'05"
Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring gas hob with extractor hood over, single electric integrated oven, space and plumbing for a freestanding washing machine, ample space for a dining table, inset spot lighting and partly tiled walls. Door to:

**Side Porch**
7'04" x 3'08"
With a uPVC door to front aspect, double aspect windows and space for a freestanding fridge/freezer.

**Bedroom 1**
14'01" x 9'08"
Spacious double bedroom with a bow window to front aspect.

**Bedroom 2**
10'08" x 9'05"
Double bedroom with laminate flooring and a built in airing cupboard housing the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

**Bathroom**
6'10" x 5'11"
Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps and an electric 'Mira Advance' shower over, a pedestal hand wash basin with single hot and cold taps and a WC with cistern lever, partly tiled walls.

**Driveway**
Providing off road parking for multiple vehicles.

**Garage**
15'06" x 9'00"
With an electric up and over door, side pedestrian door, rear window and power and lighting.

## Garden
To the rear of the property you will find a privately enclosed and well established garden with timber fencing and hedging to the boundaries. The rear garden displayed an array of plants and shrubs and feature areas mostly laid with shingle and paving slabs.

## Tenure
Freehold.

## Viewing arrangements
By appointment through Choice Properties on 01507 472016.

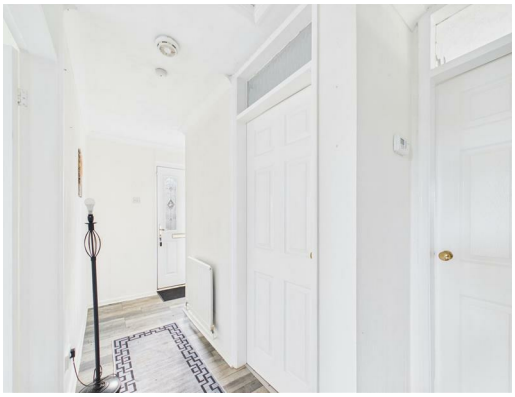
## Opening hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

## 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.

## 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

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.



**Approximate total area**(1)

865 ft²

(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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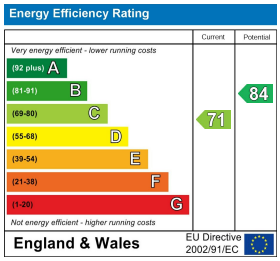
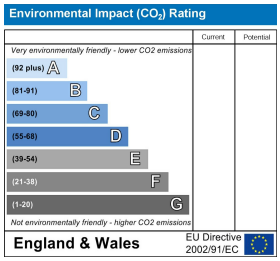
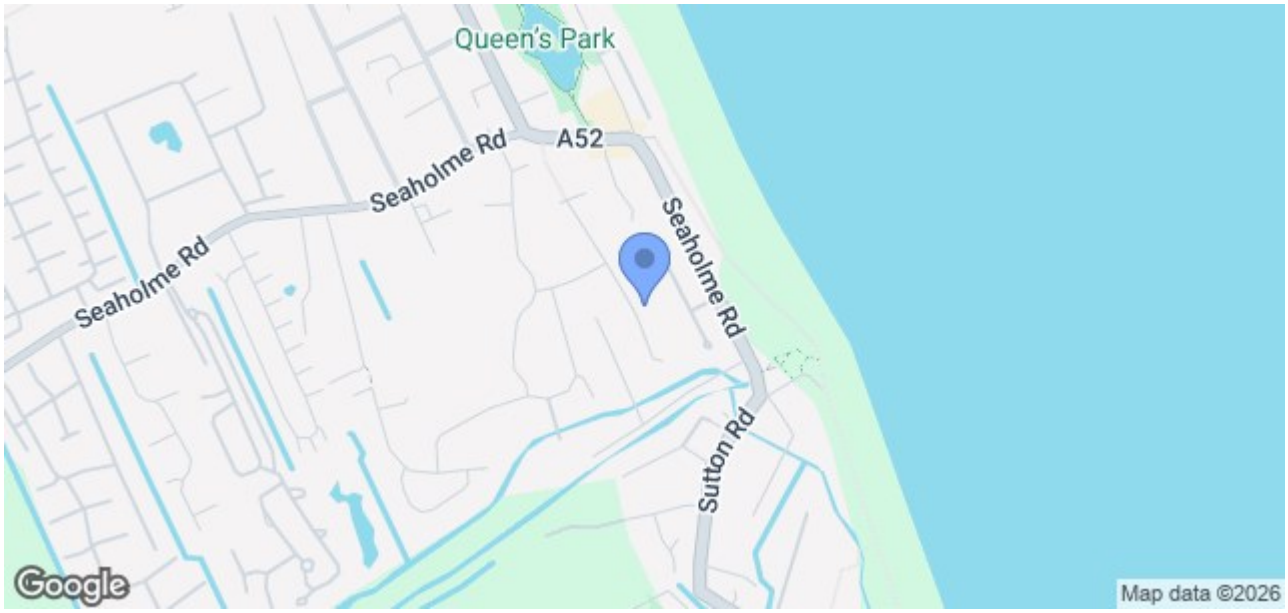
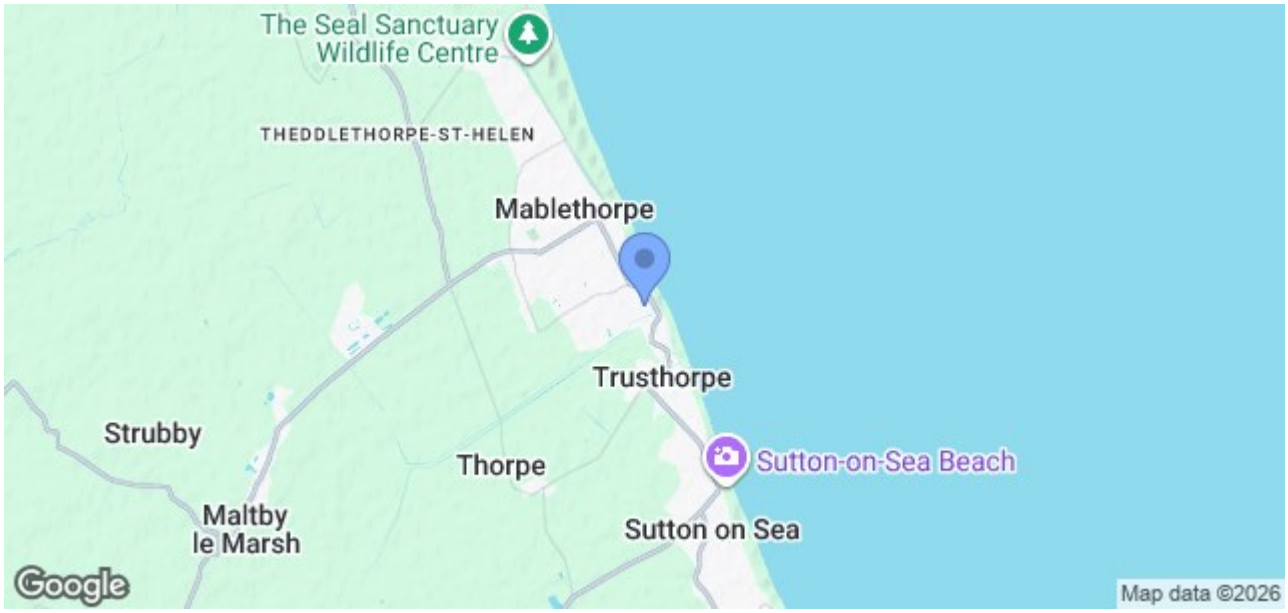
# Directions

From our Mablethorpe office head south along Victoria Road, at the Eagle Hotel turn right onto Seaholme Road, take your first left onto Dymoke Road and then your second left onto Brooke Drive. Turn right and the property can be found halfway down the road on your left hand side.