CHOICE PROPERTIES

Estate Agents

10 The Green, Mablethorpe, LN12 1JS

£184,950



Choice Properties are delighted to bring to the market this most spacious two bedroom detached bungalow sitting on an impressive plot and further offered with no onward chain. Situated in a quiet residential position close to both the local amenities and the golden sandy beaches. Early viewing 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
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The generously proportioned and abundantly light and bright accommodation comprises:

Kitchen
13'0 x 8'11
Fitted with a range of wall and base units, inset sink with drainer, space for appliances, partly tiled walls, double glazed window to the rear aspect.

Dining room
7'10 x 8'10
Light and airy space with ample space for a dining table.

Reception Room
14'8 x 12'2
Light and airy reception room, featured fireplace, radiator, double glazed window to the rear aspect.

Hallway
3'6 x 11'2
Access to the loft, doors leading to:

Bedroom 1
9'0 x 12'2
Double bedroom, radiator, double glazed window to the front aspect.

Bedroom 2
12'6 x 8'10
Radiator, double glazed window.

Shower room
5'9 x 9'2
Three peice suite comprising, low level wc, wash hand basin, shower cubicle, partly tiled walls, frosted double glazed window,

Garage
Up and over door.

Garden
To the rear of the property you can find a generously sized and privately enclosed garden which is laid with resin for ease of maintenance, with timber fencing and conifer hedging to the boundaries. The rear garden additionally features a large raised planter bed, to display a variety of plants and shrubs, a useful timber shed and a fish pond.

Driveway
Provides space for off road parking.

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 -B.

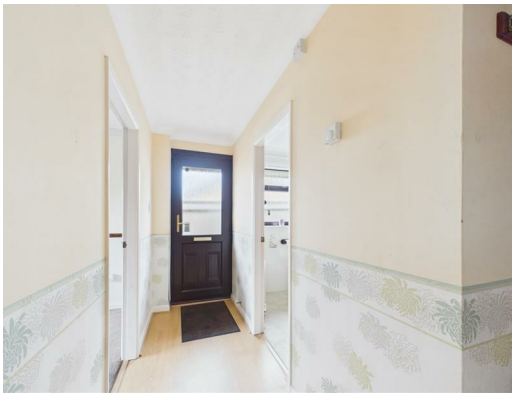
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you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

Tenure
Freehold.

Viewing arrangements
By appointment through Choice Properties Mablethorpe on .

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.

















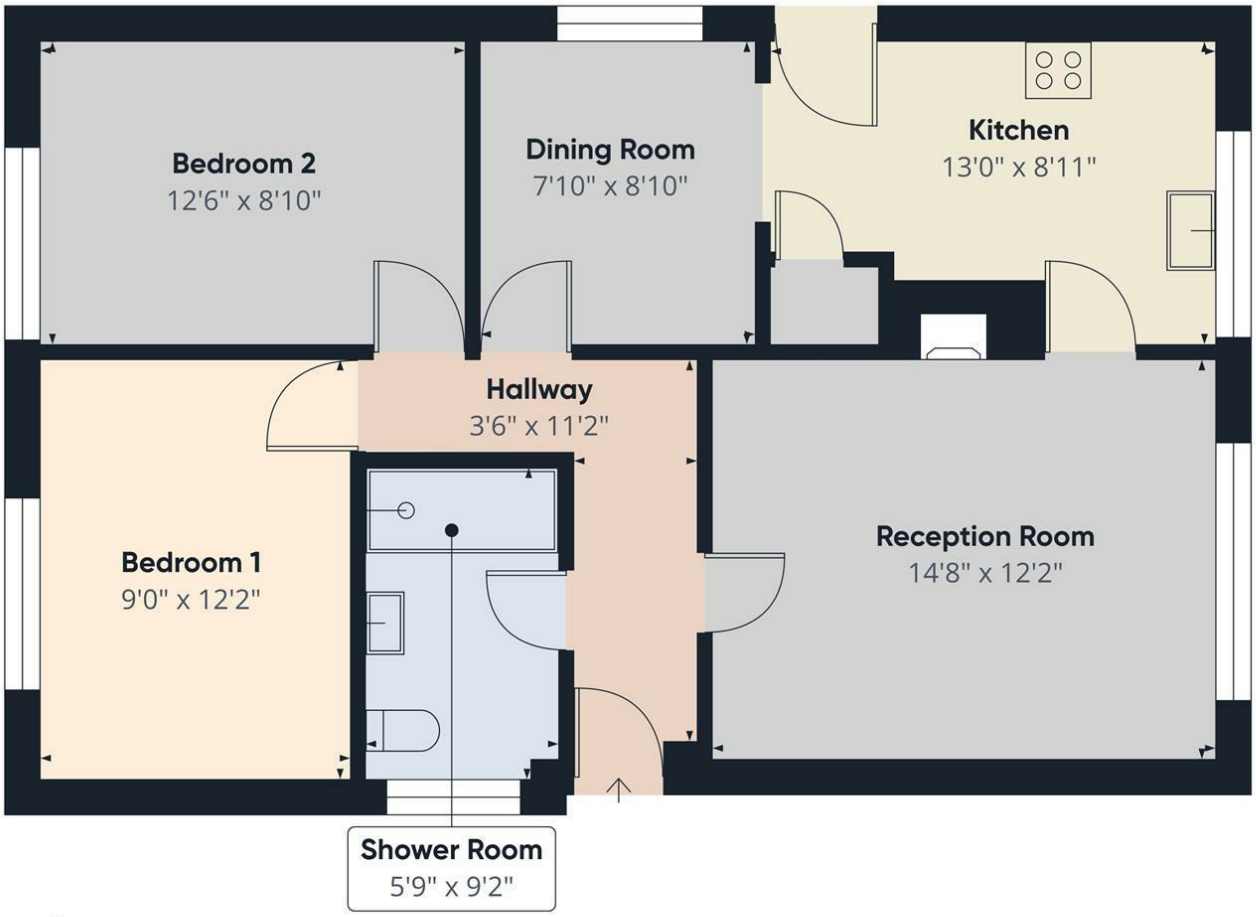












Approximate total area(1)

696 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

Upon leaving the 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, take your fourth turn left onto Jacklin Crescent and The Green is the first turning on your right hand side. Number 10 will be found at the end of road.

