



# CHOICE PROPERTIES

*Estate Agents*

30 Brooke Drive,  
Mablethorpe, LN12 2DA

Price £289,950



Choice Properties are excited to offer for sale this three bedroom detached bungalow, situated in the highly sought 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 enclosed gardens and off road parking, early viewing is advised.

Benefiting from a mains gas central heating system and uPVC double glazing throughout, the abundantly light and bright accommodation comprises:-

### **Front entrance**

4"10 x 3"2

Radiator. Door leading to:

### **Hallway**

15"2 x 3"3

Loft access, doors leading to:

### **Kitchen**

8"6 x 11"11

Fitted with base and wall units, partly tiled walls, integrated oven, gas hob, inset one and half bowl sink with mixer tap and drainer, space for appliances, double glazed window to front aspect.

### **Reception Room**

12"2 x 15"0

Light and airy reception room. Radiator. Double glazed window to the front aspect.

### **Bedroom 1**

9"10 x 12"7

Spacious double bedroom, radiator, double glazed window to the rear aspect.

### **Bedroom 2**

9"0 x 10"3

Double bedroom, radiator, door leading to :

### **Bedroom 3**

6"9 x 10"6

Radiator , double glazed window to the rear aspect.

### **Bathroom**

5"3 x 8"3

Frosted double glazed window to side, three piece suite comprising low level w.c, vanity wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, mermaid board throughout , heated towel rail.

### **Conservatory**

6"8 x 7"1

Featuring a dwarf bricked wall, triple aspect double glazed windows, and double opening 'French' uPVC doors to the garden.

### **Driveway**

Paved driveway providing off road parking for several vehicles.

### **Garage**

8"7 x 16"1

Fitted with an electric door, power and lighting.

## **Garden**

The property is fronted by a garden laid with shingle for ease of maintenance, which can double up as extra off road parking if required.

To the rear of the property you will find a privately enclosed and sizeable garden, laid mostly to lawn with timber fencing to the boundaries. The rear garden additionally benefits from a large paved patio seating area as well as a raised timber decked seating area to the rear of the garden, providing two ideal areas for outdoor entertaining, dining and relaxing.

## **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.

## **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 regulations 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 arrangement**

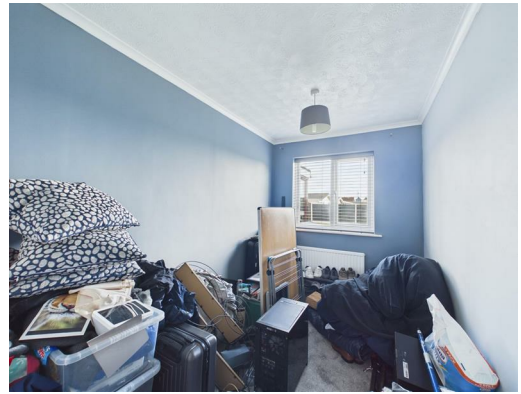
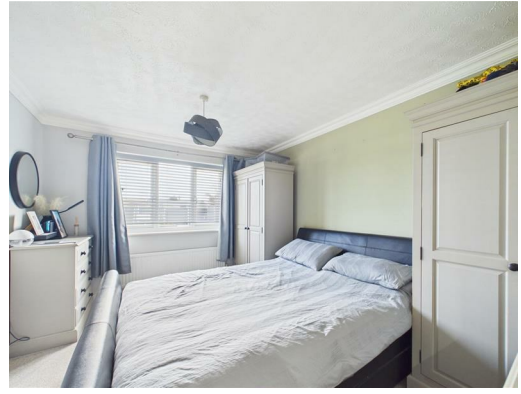
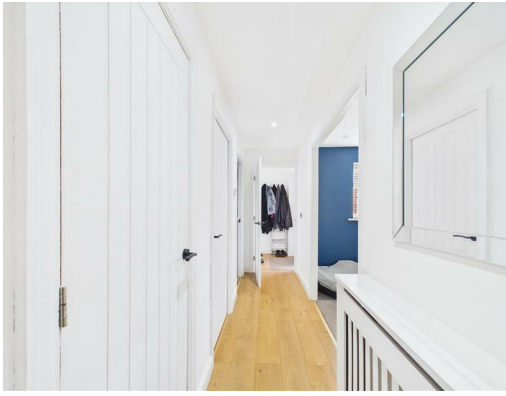
Viewing by appointment through Choice Properties on 01507 472016.

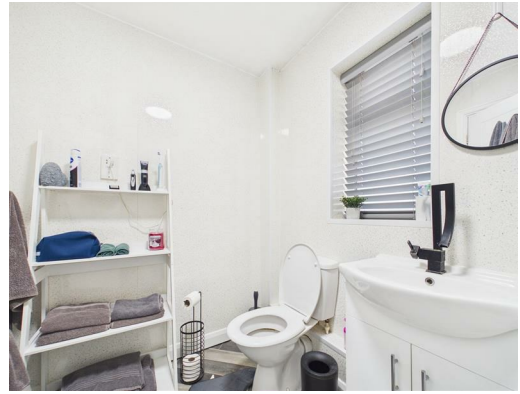
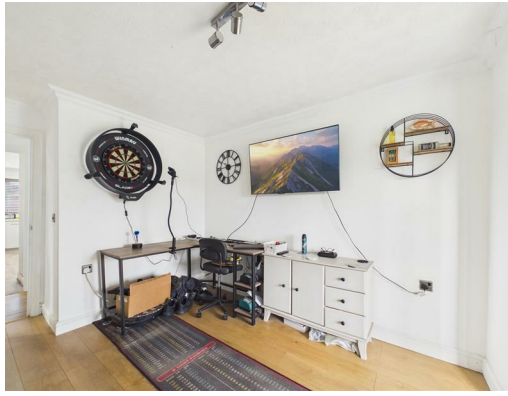
## **Opening hours**

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

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>  
917 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, 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 on your left 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	

