CHOICE PROPERTIES
ESTATE AGENTS

# 20 Long Acre, Mablethorpe, LN12 1JF

## Reduced To £144,950

**£149,950 REDUCED TO £144,950** Choice Properties are pleased to offer for sale this spacious three bedroom dormer bungalow which is located in a pleasant residential position convenient for the beach.


21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel 01507 472016

16 South Market Place, Alford, Lincolnshire, LN13 9AE
Tel 01507 462277

34 High Street, Sutton On Sea, Lincolnshire, LN12 2HB
Tel 01507 443777



The Property Ombudsman
naea | propertymark PROTECTED



Directors C.M.A. Bee, C.J. Bee, R.J. Houltby Reg No. 04839633

The property has the benefit of Gas central heating and UPVC double glazing. Internally the well presented accommodation consists of:-

**Entrance door to:**

**Kitchen**
11'0" x 7'4"
Modern fitted wall and base units with work surfaces over. 1.5 bowl sink unit and drainer with mixer taps. Integrated electric oven and gas hob with filter hood over. Part tiled walls. Plumbing for washing machine. Programmer controls for the central heating.

**Inner Hallway**
Staircase to dormer bedroom 3. Fitted storage cupboard. Radiator. Spot lighting.

**Lounge**
15' x 14'2" into bay
Electric fire set in feature surround. Radiator. Bay window. Telephone point. Door to:

**Sun Room**
13'5" x 7'
Radiator. Sliding patio doors to both the front and rear of the property.

**Bedroom 1**
12'8" x 9'1" into bay
Bay window. Radiator.

**Bedroom 2**
9'1" x 6'4"
Radiator.

**Shower Room**
7' x 5'4"
With three piece white suite which consists of a large shower enclosure with mixer shower, pedestal wash hand basin and w.c. with dual push button flush. Fully tiled walls. Tiled floor. Extractor fan. Chrome heated towel rail. Spot lighting.

**Dormer Bedroom 3**
13'9" x 13'3" to widest dimensions
Radiator. Access to the loft area.

**Driveway**

**Garage**
With up and over garage door.

**Gardens**
To the front is a spacious lawned garden and to the rear is a small privately enclosed garden laid with artificial grass and a timber deck.

**Tenure**
Freehold

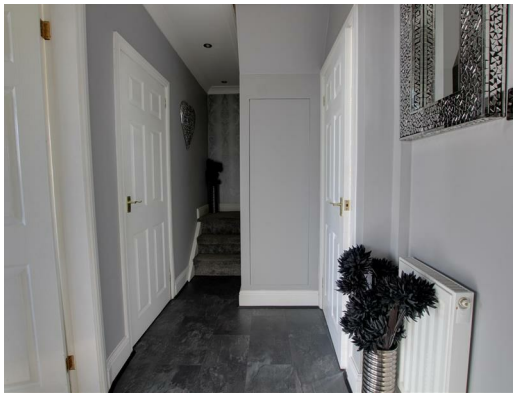
**Viewing Arrangements**
Viewing by appointment through Choice Properties on 01507 472016.

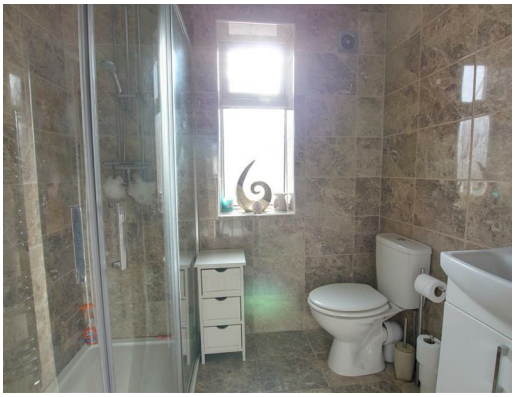
**Opening Hours**
Monday - Friday: 9.00am - 5.00pm
Saturday: 9.00am - 3.00pm

**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.





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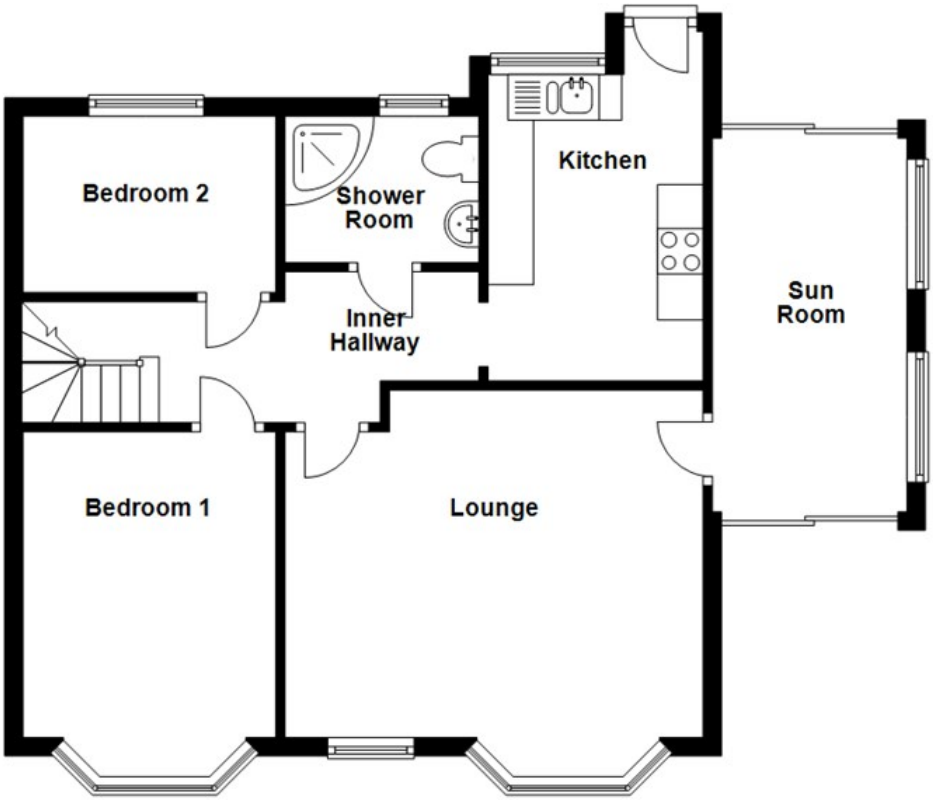
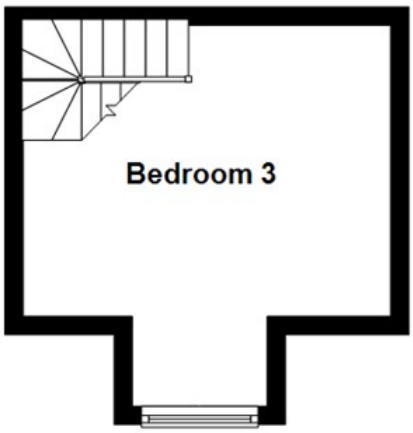
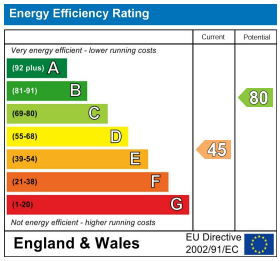
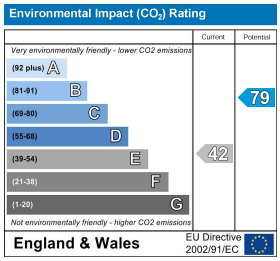
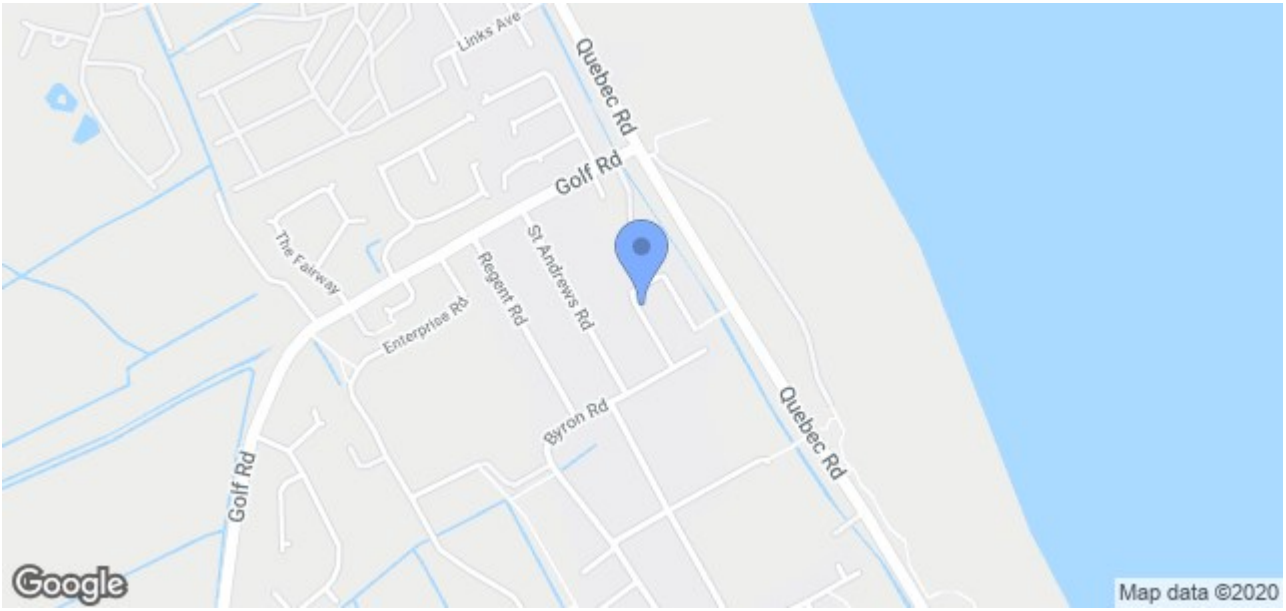
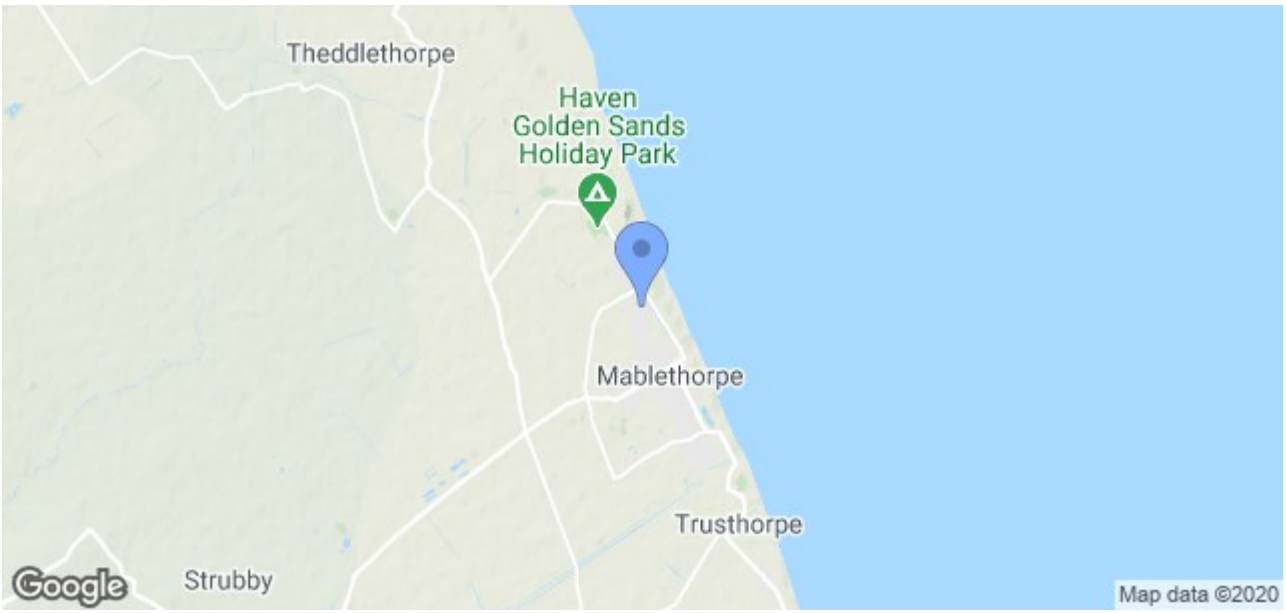
## Ground Floor




## First Floor



# Directions

From our office head north along Victoria Road, at the traffic lights turn left onto the High Street and take your first right onto Wellington Road, then follow along to the bottom of this road. At the junction turn right onto Byron Road and then take your first left onto Long Acre. Number 20 is located on your right hand side.