CHOICE PROPERTIES

Estate Agents

29 Church Lane, Mablethorpe, LN12 2NU

Price £239,950

Choice Properties are delighted to bring to the market this sensational, extended, two bedroom semi detached bungalow. This stylish property has undergone extensive refurbishment throughout and is located in a highly sought after location. Early viewing to appreciate all of the added extras that this property has to offer is highly recommended.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
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The Property Ombudsman
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The spacious and beautifully presented accommodation comprises:

Kitchen
8'5" x 12'3"
uPVC front door leading into the kitchen; fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring induction hob with extractor hood over, integrated double electric 'Hotpoint' oven, spaces for both a freestanding fridge and freestanding freezer, plumbing and space for a washing machine, space for a dishwasher, tiled splashbacks and a built in storage cupboard housing the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

WC
3'10" x 5'11"
Fitted with a WC with dual flush button, pedestal hand wash basin with single hot and cold taps and an extractor fan.

Reception Room
15'9" x 12'3"
Light and airy reception room benefiting from a large picture window to front aspect and fitted with an electric feature fireplace set in a bricked surround with a rustic wooden mantle, TV aerial and wall lighting.

Lobby
4'1" x 2'7"
Featuring the wall mounted wireless thermostat and doors to:

Bedroom 1
15'1" x 9'1"
Spacious double bedroom with a TV aerial, telephone point, access to the partly boarded loft with lighting and a pull down ladder, and a picture window to rear aspect.

Bedroom 2
10'6" x 9'4"
Double bedroom with a TV aerial and picture window to rear aspect.

Bathroom
5'11" x 12'3"
Stylish and extended bathroom; fitted with a four piece suite comprising a panelled bath tub with single hot and cold tap, wet room shower with electric 'Redring Selectronic Premier' over, hand wash basin with single hot and cold taps and WC with dual flush button, tiled walls and an 'Xpeliar Premier' extractor fan.

Driveway
Resin driveway providing off road parking.

Garage
With double opening front timber doors, power and lighting.

Garden
To the rear of the property you will find a privately enclosed garden laid with artificial grass for ease of maintenance with timber fencing to the boundaries. The rear garden additionally benefits from a decked seating area as well as raised beds to display a variety of plants and shrubs.

Tenure
Freehold.

Viewing arrangements
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.

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 A.

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)

688.26 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street, carry on past the CO-OP supermarket, past the Police Station and turn left opposite the Primary School onto Church Road. Take a right on to Church Lane. Number 29 can be found a short way along on your left hand side.