CHOICE PROPERTIES
Estate Agents

5 Byron Road, Mablethorpe, LN12 1JD

Price £149,000

Choice Properties are pleased to offer for sale an exciting opportunity for any prospective buyer to put their own stamp on this generously proportioned two bedroom semi detached dormer bungalow with loft room. Situated only a short walk from both the local amenities and award winning beaches in Mablethorpe, early viewing is advised with the property being sold with no onward chain.

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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Benefiting from a mains gas central heating system; the well laid out accommodation comprises:-

Entrance Porch
9'05" x 2'02"
Front uPVC door leading into the entrance porch with triple aspect windows.

Hallway
3'05" x 16'02"
uPVC door leading into the hallway with a built in under-stair storage cupboard and doors to:

Reception Room
10'05" x 12'10"
Light and airy reception room benefiting from dual aspect windows including a angled bay window to front aspect and fitted with a TV aerial and set in an open plan design with the:

Dining Area
8'05" x 8'10"
Providing space for a dining table, with stairs to the first floor and a cupboard housing the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

Kitchen
8'10" x 10'11"
Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker, space for an under-counter fridge and an under-counter freezer, space and plumbing for a washing machine, tiled splashbacks, dual aspect windows and a side uPVC door.

Bedroom 1
8'09" x 13'04"
Double bedroom with laminate flooring and an angled bay window to front aspect.

Bedroom 2
8'10" x 10'00"
Double bedroom.

Shower Room
5'03" x 5'03"
Set in a wet room design with an electric 'Redring Selectronic Premier' shower, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, tiled walls and an extractor fan.

Loft Room
6'03" x 12'08"
Fitted with an array of wardrobes and access to the eaves for storage. Door to:

Store Room
7'00" x 21'08"
With a 'Velux' skylight window.

Driveway
Paved driveway providing off road parking.

Garage & Outbuilding
To the rear of the property you will find a garage with roller door, power and lighting and a further outbuilding/outside store with a single pedestrian door and window.

Garden
Surrounding the property are beautifully maintained and well established gardens, mostly laid to lawn; displaying a vast variety of vibrant colours with timber fencing to the boundaries. To the rear of the property the gardens are paved for ease of maintenance and providing easy access, both pedestrian and vehicular to the garage and outbuilding to the rear.

Tenure
Freehold.

Viewing arrangements
Viewing by appointment through Choice Properties on 01507 472016.

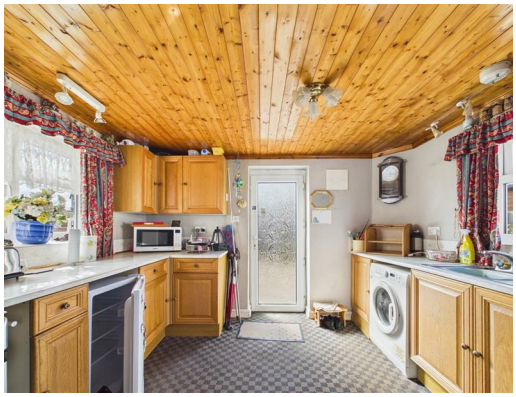
Opening hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

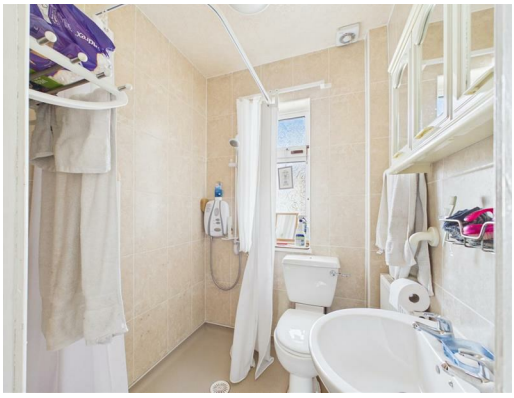
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together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





Floor 0

Floor 1

Approximate total area(1)

878 ft²

Reduced headroom

54 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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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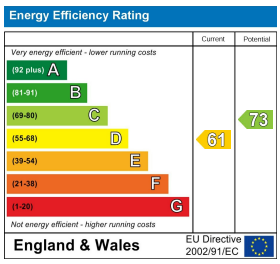
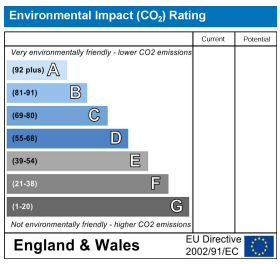
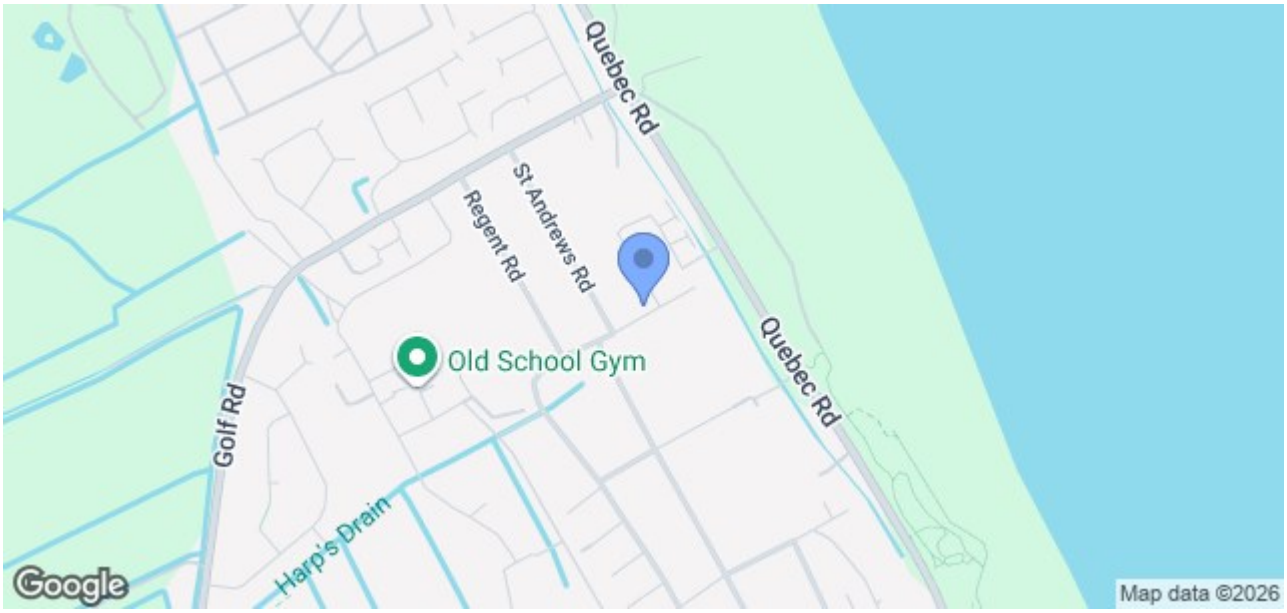
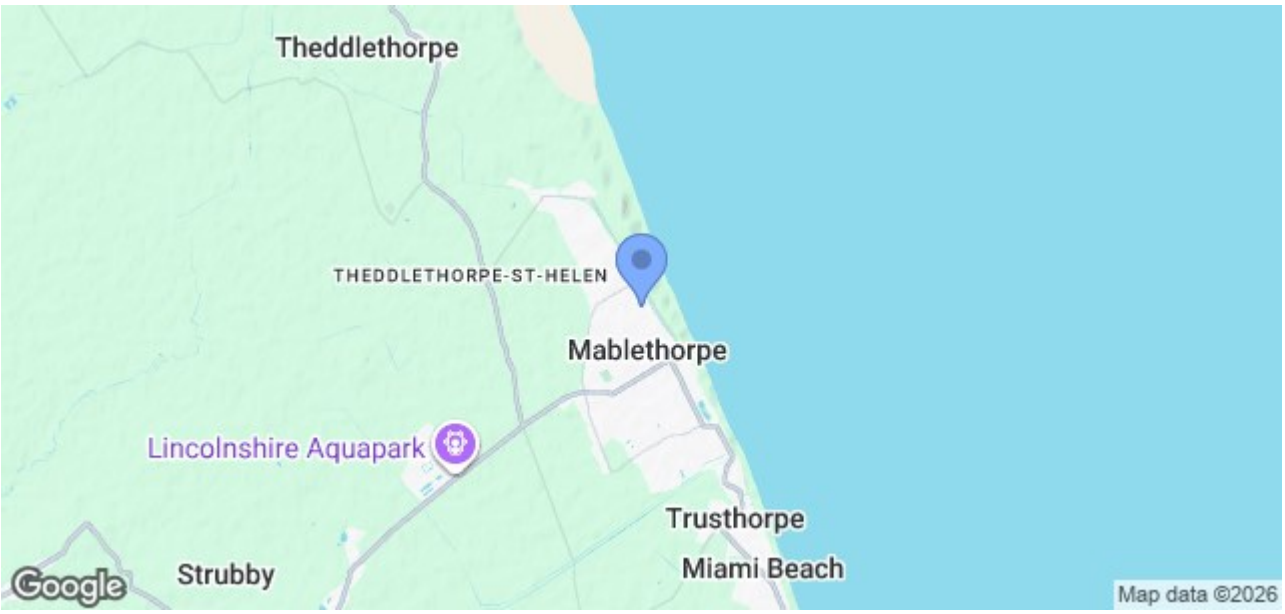
Directions

From our Mablethorpe office head 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 number 5 is located a short way along on your left hand side; just before the turning for Long Acre.