CHOICE PROPERTIES

Estate Agents

3 Kensington Gardens, Mablethorpe, LN12 1BU

Reduced To £165,000

Choice Properties are delighted to offer for sale this spacious two bedroom semi-detached bungalow, occupying a most sought after position a short distance from the local amenities and golden sandy beaches. Offering huge potential to modernise and benefitting from large, well kept gardens to the rear, early viewing is certainly 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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Benefitting from gas central heating and uPVC double glazing, the spacious accommodation comprises:

Entrance Porch
uPVC entrance door. Door to:

Hall
Doors to:

Kitchen
Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer, electric cooker point with extractor over, plumbing for washing machine. Tiled flooring.

Reception Room
Light and airy reception room with bay window to the front. Dimplex coal fire set in feature surround. TV aerial point.

Lobby
Doors to:

Bedroom 1
Spacious double bedroom.

Bedroom 2
Spacious double bedroom.

Bathroom
Fitted with three piece suite comprising panelled bath tub with taps and electric shower over, wash hand basin and wc. Tiled walls. Floor to ceiling cupboard.

Driveway
Providing off road parking for several vehicles.

Garage
With up and over door.

Gardens
The property is fronted by a low level timber fence, steel gates opening on to the driveway and a well kept garden laid to gravel for ease of maintenance. The property further benefits from a large, privately enclosed garden to the rear with timber fencing to the boundaries. The garden is mostly laid to lawn and features two useful timber sheds as well as a concrete area by the garage which could be used for extra parking.

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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

Viewing Arrangements

By appointment through Choice Properties on 01507 472016.

Opening Hours

Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

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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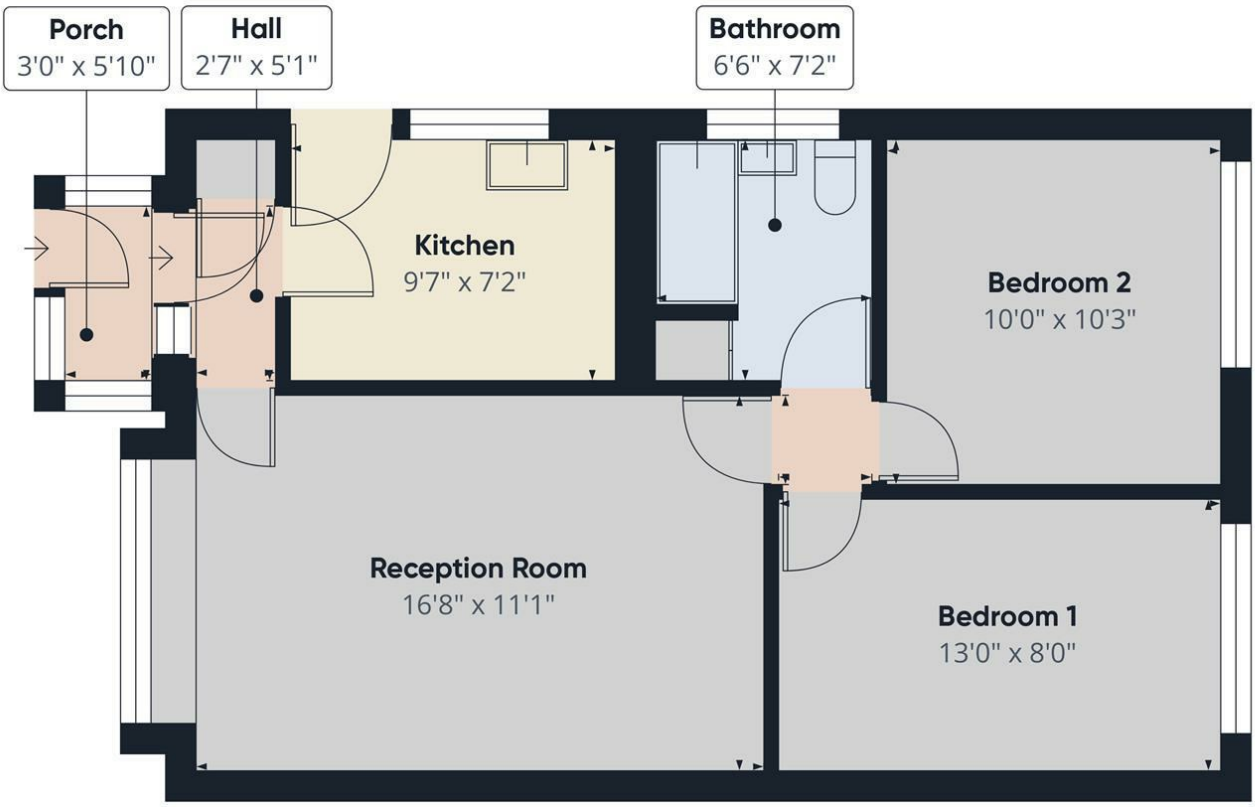
FOR SALE



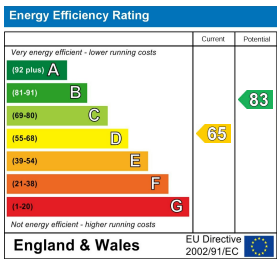
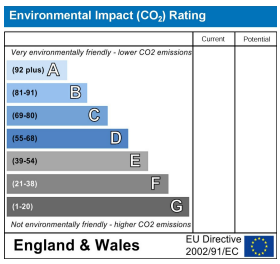
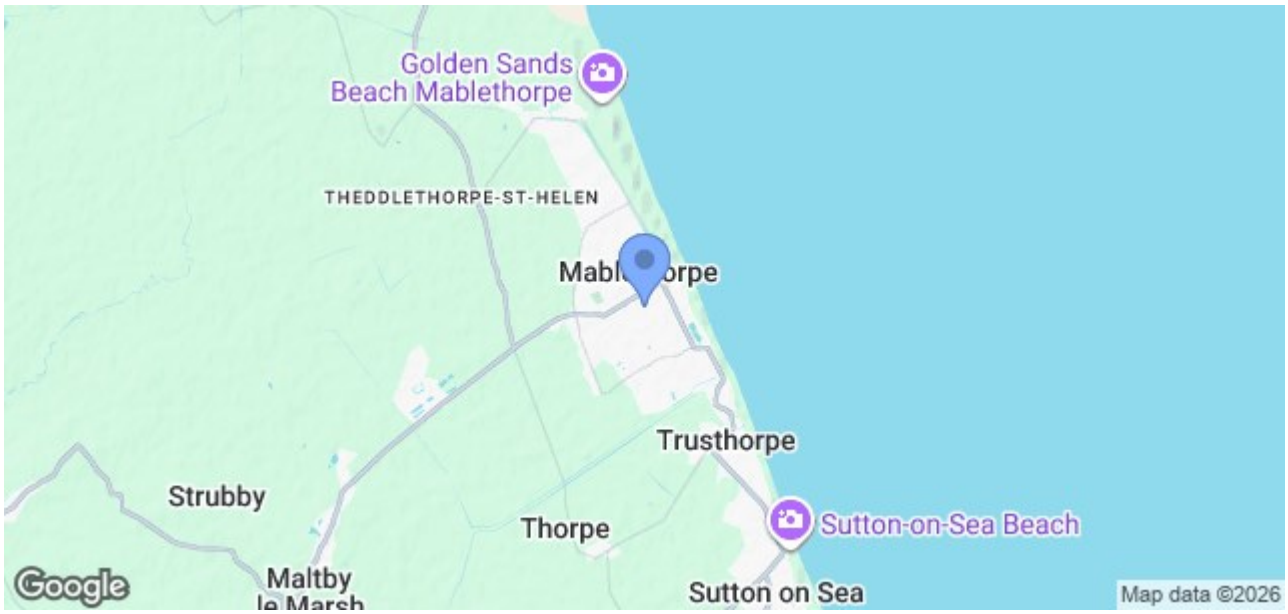
Approximate total area(1)

568 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.

GIRAFFE360

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, take your next left onto the Strand and then take your second left into Kensington Gardens.