CHOICE PROPERTIES

Estate Agents

2 The Forges High Street, Mablethorpe, LN12 1EH

Reduced To £195,000



Choice Properties are delighted to bring to the market this spacious three bedroom detached bungalow which is ideally located on a private road only a short walk from the town centre and beach. The property is offered with no upper 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
naea | propertymark PROTECTED

The generously proportioned accommodation comprises:

Hallway
5'3" x 13'7"
Spacious entrance hallway.

Reception Room
20'7" x 12'8"
Large room with sliding doors leading to the sun room and door to the kitchen.

Sun Room
6'9" x 11'10"
Door leading to the garden.

Kitchen
12'8" x 13'7"
Fitted kitchen with wall and base units and worksurfaces over. Breakfast bar, 1.5 bowl sink with drainer and taps, four ring gas hob and double electric oven, space for washing machine and space for a fridge freezer. 'Ideal Mexico' boiler.

Porch
5'3" x 2'11"
With door leading into the kitchen.

Bedroom 1
13'7" x 6'7"
Double bedroom with build in wardrobes and loft access.

Bedroom 2
10'0" x 8'3"

Bedroom 3
10'0" x 8'10"

W.C
With W.C and wash hand basin.

Bathroom
5'8" x 8'10"
Fitted with a four piece suite comprising a bath, shower cubicle with mains fed shower, wash hand basin with mixer taps and w.c with push flush.

Driveway with car port
Providing off street parking.

Garage
With up and over door.

Garden
To the rear of the property you will find a privately enclosed garden which has been paved for ease of maintenance and also features a gravelled area and established plants and shrubbery.

Tenure
Freehold

Viewing arrangements
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 C.

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.













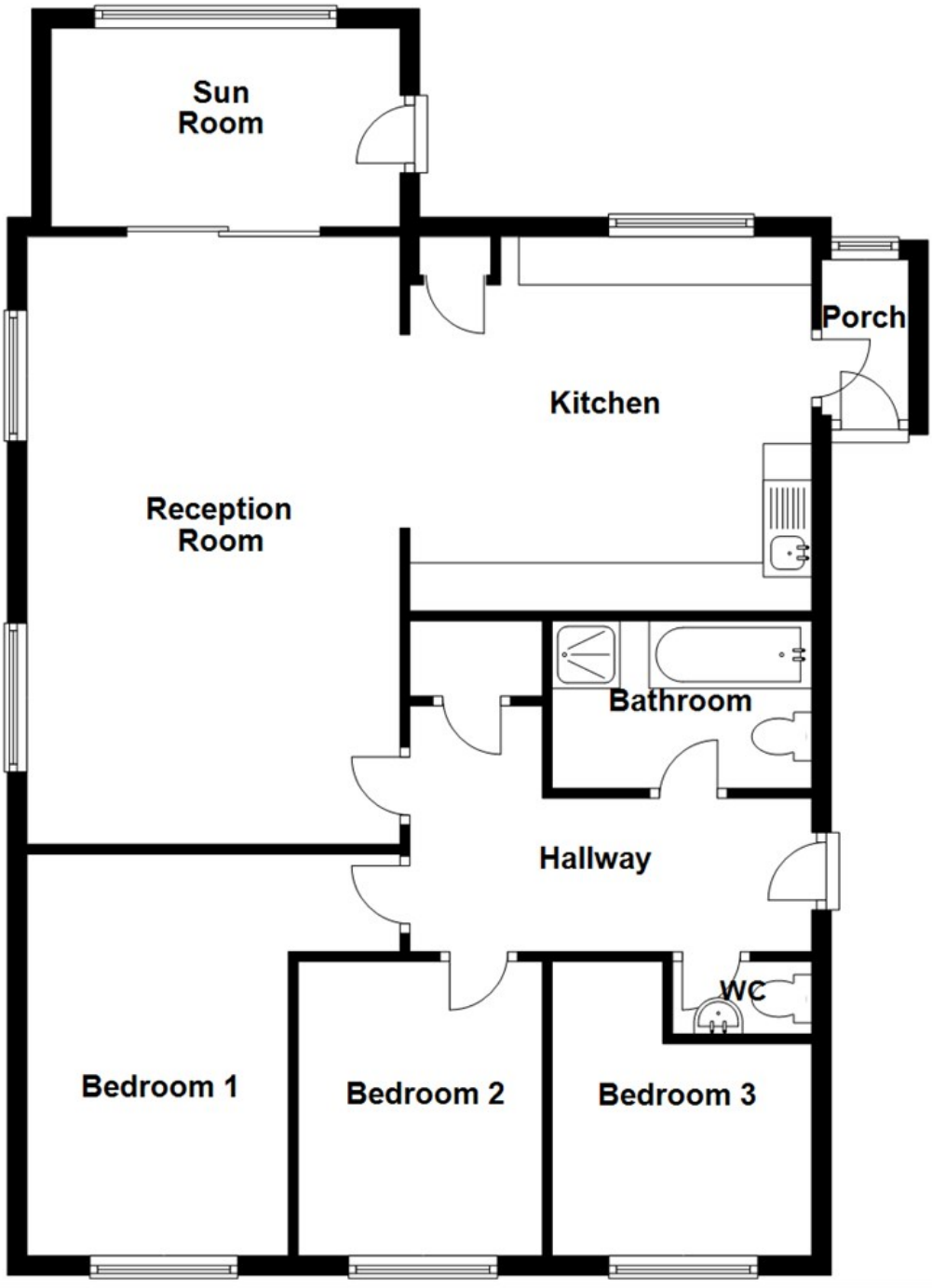





2 THE FORGES




Ground Floor



Directions

From our Mablethorpe office head North along Victoria Road, at the traffic lights turn left onto the High Street. Carry on along the High Street and after the turning for Mayflower Way you will see, set back from the road, a row of 6 bungalows called 'The Forges'.

