CHOICE PROPERTIES

Estate Agents

# 11 Aqua Drive, Mablethorpe, LN12 2YB

## Reduced To £240,000

Choice Properties are delighted to bring to the market this superb and stylish two bedroom detached bungalow with attractive garden, positioned in a most sought after residential location. The property benefits from recently installed double glazing throughout and early viewing is highly recommended to appreciate the accommodation on offer. This is not one to be missed.

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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Offering immaculate presentation throughout, the spacious and well laid out accommodation comprises:-

**Hall**
4'6" x 5'10"
Double opening built in storage cupboard, single built in storage cupboard, thermostat controls, loft access.

**Kitchen**
10'9" x 7'9"
Fitted with a modern range of wall and base units with worktops over, one bowl resin sink unit with drainer and mixer taps, integral double oven, four ring gas hob with featured extractor hood over, space for fridge/freezer, plumbing for a washing machine, space for dishwasher, TV Aerial point, door to side aspect leading out into the rear garden.

**Reception Room**
16'10" x 11'5"
Electric feature fireplace, TV Aerial point, sliding patio doors into:-

**Conservatory**
11'5" x 10'2"
Pitched glass roof, TV Aerial point, French patio doors into the rear garden.

**Bedroom 1**
11'8" x 9'5"
Spacious double bedroom, TV Aerial point.

**Bedroom 2**
10'11" x 9'2"
Spacious double bedroom, TV Aerial point.

**Shower Room**
Fitted with a modern three piece suite comprising double sower cubicle with large waterfall shower over, wash hand basin with mixer taps set into vanity unit, close coupled wc, extractor, tiled splash backs.

**Driveway**
Providing parking for numerous vehicles, ideal for a motorhome.

**Garage**
16'10" x 8'10"
Electric roller door and rear uPVC door to the garden.

**Garden**
The property is fronted by an attractive laid to lawn garden with featured plants to the corner borders and circular patio to the centre. There is a metal insulated shed which is ideal for motorbikes, bikes, electric scooters etc. To the rear of the property you will find a beautiful and privately enclosed garden which is partly lawned and features another circular patio with gravelled borders adorned with a variety of colourful plants, fruit trees and shrubbery. There is a paved patio seating area tucked away next to the conservatory and timber shed located to the bottom corner of the garden. The spacious Summerhouse with power and TV points is also included in the sale and lends itself to a number of uses. The property has the benefit of two outside taps and outside electric point. Security lights to both the front and rear.

**Tenure**
Freehold.

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

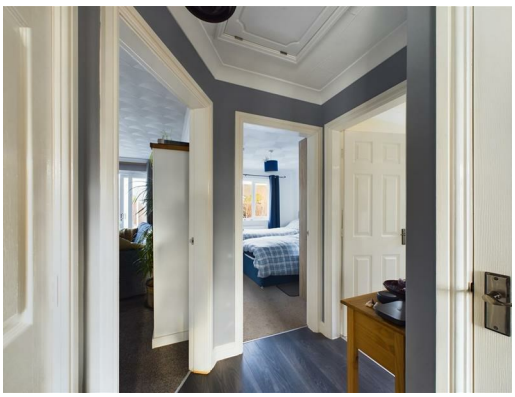
## Opening hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

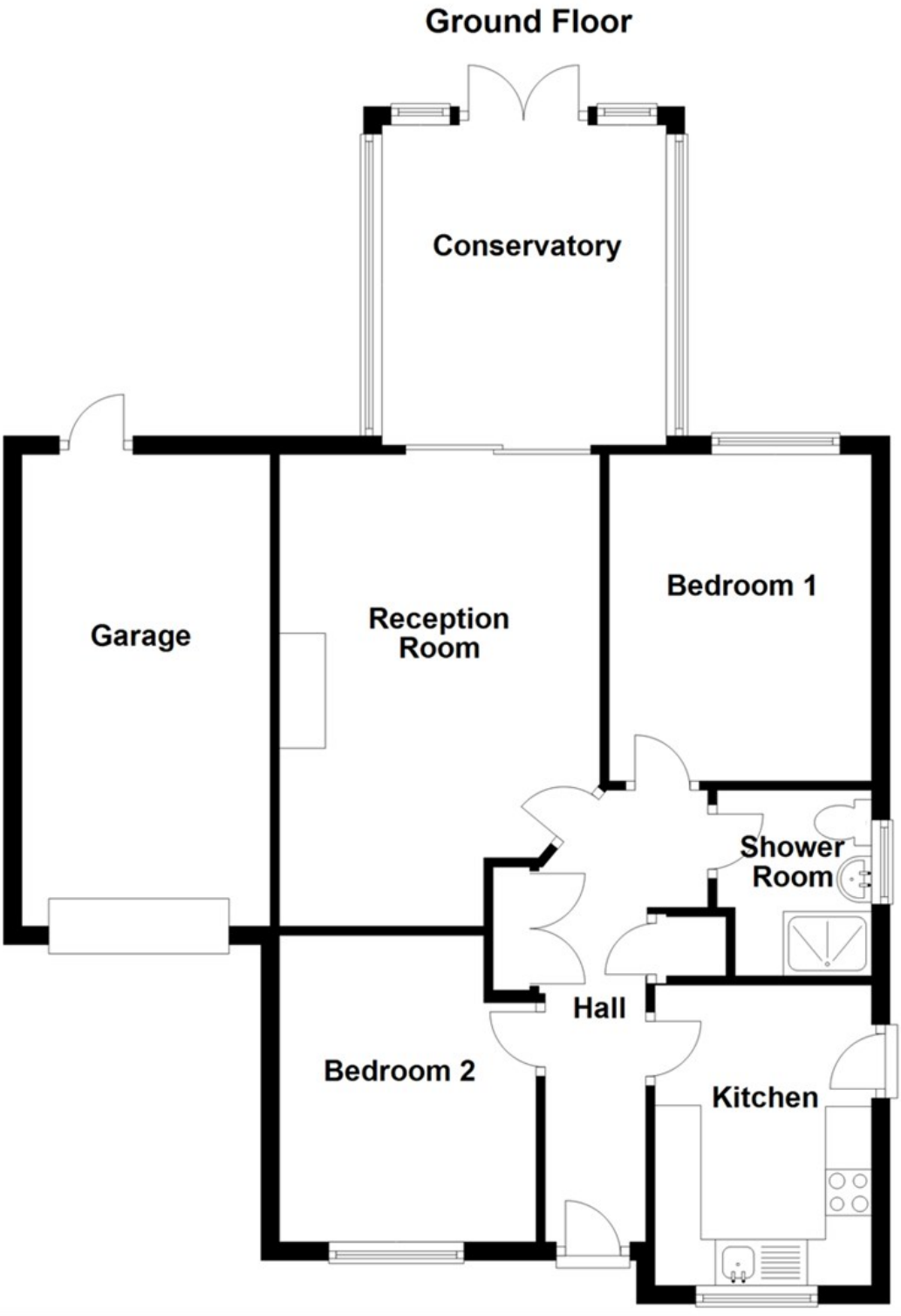
## Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If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

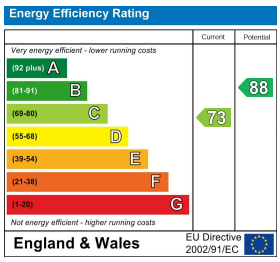
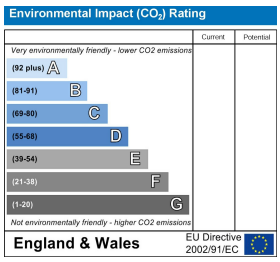
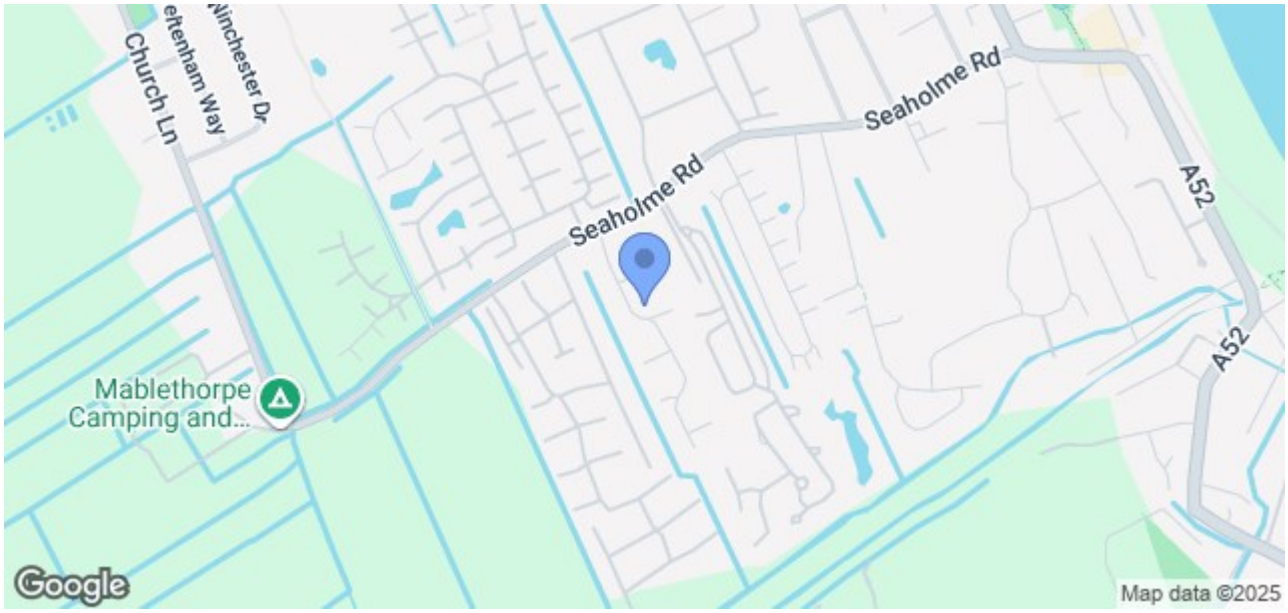
## Council tax band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

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

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.




Ground Floor
Conservatory
Garage
Reception Room
Bedroom 1
Shower Room
Hall
Bedroom 2
Kitchen

# Directions

From our Mablethorpe office head south along Victoria Road, at the Eagle Hotel turn right onto the Seaholme Road. Aqua Drive is the fifth turning on your left hand side (including Harlequin Drive). Number 11 can be found set back a short way along on your left hand side.