



CHOICE PROPERTIES

Estate Agents

Waterside, 73 Marian Avenue,
Mablethorpe, LN12 2DZ

Reduced To £230,000



Choice Properties are delighted to bring to offer for sale this most spacious three bedroom detached bungalow which benefits from a large corner plot garden with open views and access to the popular Grift to the rear, TWO garages and is offered with NO ONWARD CHAIN. This generously sized bungalow is located in a quiet residential position, only moments from the local amenities and the golden sandy beaches of Mablethorpe. Early viewing is advised as this is not one to be missed.

The proportionally sized accommodation comprises:

Kitchen

9'11" x 10'4"

Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, spaces for appliances including: freestanding cooker with stainless steel extractor hood over and a freestanding fridge, tiling to the walls and floor and door to side aspect. The kitchen also houses the wall mounted consumer unit.

Reception Room/Dining Room

8'01" extending to 14'09" x 11'07" extending to 22

Light and airy room comprising space for a dining table and reception room, benefiting from two large picture windows to front aspect and additionally featuring a gas fire set in a tiled heart with a wooden mantle, fitted storage recess with shelving, TV aerial and telephone point.

Hall

8'0" x 13'3"

Fitted with access to the loft, tiling to the floor, a telephone point, two built in storage cupboards (one measuring 0'07" x 3'11" and the other measuring 3'03" x 2'02") and the wall mounted 'Worcester' thermostat. Doors leading to:

Bedroom 1

11'7" x 10'10"

Spacious double bedroom with a built in triple wardrobe with sliding mirrored doors and shelving and railing.

Bedroom 2

8'9" x 11'1"

Double bedroom with a built in storage cupboard (measuring 2'01 x 4'05") which houses the wall mounted 'Worcester' combination boiler; which supplies the central heating and hot water, large picture window to rear aspect and TV aerial.

Bedroom 3

7'10" x 6'7"

TV aerial.

Shower Room

8'08" x 7'04"

Fitted with a three piece suite comprising a large shower cubicle with electric 'Triton Riba' shower over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, tiling to the floor and part tiling to the walls, heated towel rail, extractor vent and a storage cupboard (measuring 3'06" x 1'07").

Wash room

9'05" x 5'10"

Featuring a ceramic butler sink with single hot and cold taps, space and plumbing for a washing machine and space for a tumble dryer with worktop over, tiling to the floor and walls and window to side aspect.

Garage 1

With an up and over door and side door.

Garage 2

Fitted with an up and over door.

Garden

The property is fronted by low maintenance garden which is laid with shingle featuring an array of shrubs, but also providing a private patio area to the side. There is a resin driveway leading towards the property providing off street parking for several vehicles. To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries, again laid with shingle for ease of maintenance, but additionally benefits from access to the two garages and wash room, a useful timber shed, outside tap, greenhouse and the gated rear access to the grift behind the property.

Driveway

Off street parking for several vehicles.

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

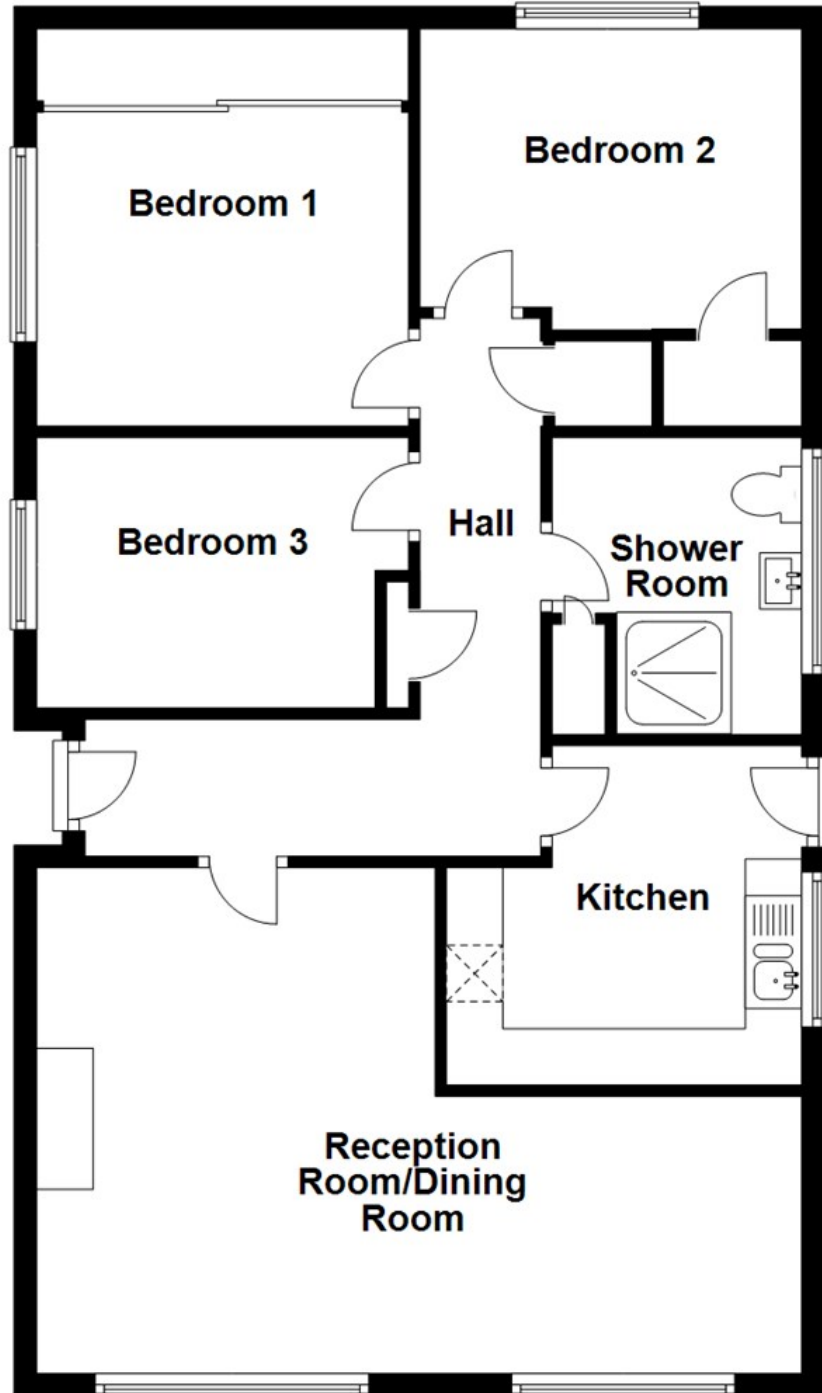
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - C.

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.





Ground Floor



Directions

From our Mablethorpe office, head south along Victoria Road and take a right turning at the junction near the Eagle Hotel. Immediately take a left on to Dymoke Road and follow this road around through to Medina Gardens where you can take a left onto Marian Avenue. Number 73 is located in the corner at the end of the road.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			65
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

