



# CHOICE PROPERTIES

*Estate Agents*

4 Repton Road,  
Mablethorpe, LN12 1JY

Reduced To £190,000



Choice Properties are delighted to bring to the market this fantastic and most spacious two bedroom semi detached bungalow, which additionally benefits from an added loft room. The property is situated in a quiet residential location, yet only moments from both the local amenities and the golden beaches of Mablethorpe. This property is not one to be missed, so early viewing is recommended!

The well proportioned layout offers generous sizing throughout and comprises:

### **Entrance Porch**

3'4" x 5'6"

uPVC entrance door leading into the entrance porch; which is fitted with a polycarbonate roof and door leading to:

### **Reception Room**

12'11" x 13'6"

Featuring an electric feature fireplace set in a granite effect surround with a wooden mantle, TV aerial and telephone point, and further benefits from double aspect windows with picture windows to front and side aspect.

### **Bedroom 1**

9'11" x 10'1"

Double bedroom with picture window to front aspect.

### **Hall**

7'5" x 9'6"

Fitted with laminate flooring, access to the loft which is fitted with lighting and houses the combination boiler which supplies the central heater and hot water, storage cupboard (measuring 5'08" x 3'02"), wall mounted cupboard housing the consumer unit and doors to:

### **Kitchen/Dining Room**

9'5" x 15'4"

Fitted with a range of modern wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, double electric 'Hotpoint' oven, four ring gas 'Bosch' hob with stainless steel extractor hood over, spaces for a freestanding fridge/freezer and plumbing for a washing machine, laminate flooring, part tiling to the walls, space for a table and chairs, TV aerial and double opening 'French' doors to the garden.

### **Bedroom 2**

17'2" x 8'3"

Fitted with laminate flooring, storage cupboard (measuring 2'08" x 4'00" and double opening 'French' doors to the garden.

### **Shower Room**

7'5" x 5'6"

Fitted with a three piece suite comprising a large walk in shower cubicle with mains double shower head over, hand wash basin with mixer tap and WC with dual flush button both built into vanity, tiling to the floor and walls.

### **Loft Room**

Fitted with a 'Velux' style skylight window, central heating and a TV aerial.

### **Garden**

To the rear of the property you will find a privately enclosed garden with fencing to the boundaries and a variety of colourful plants and shrubs to the borders. The garden is paved and gravelled for ease of maintenance with a spacious patio area located outside the Kitchen/Dining Room with feature timber pergola. The garden also benefits from a useful timber shed, which is to be included in the sale.

### **Driveway**

With the additional benefit of a car port, providing off street parking.

## **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](http://www.e-lindsey.gov.uk)

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

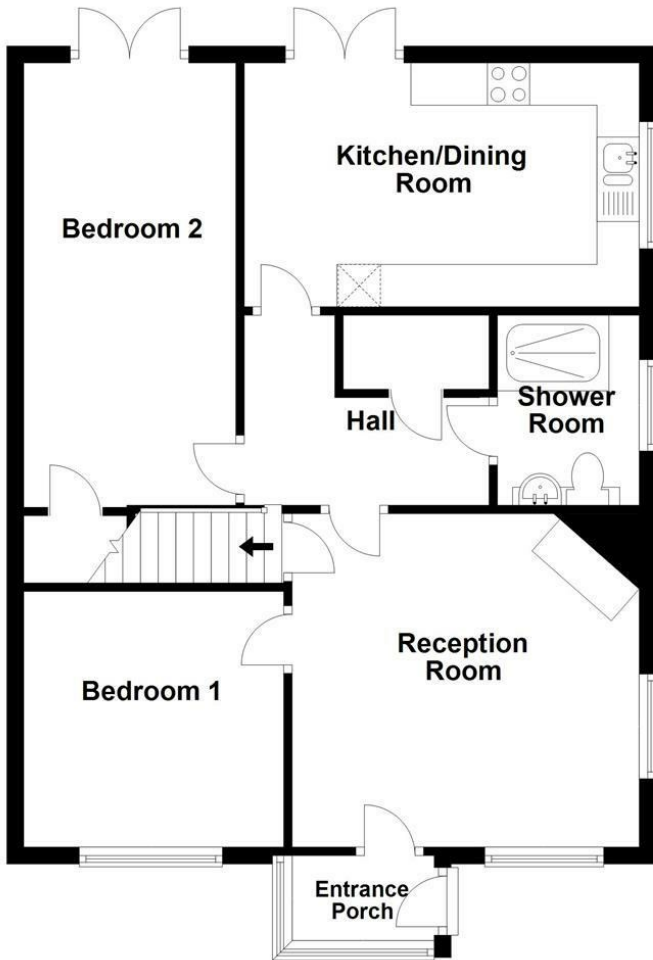
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.





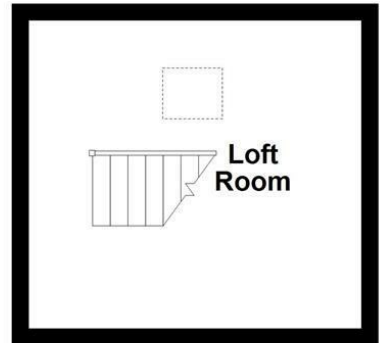
**Ground Floor**

Approx. 69.4 sq. metres (746.8 sq. feet)



**First Floor**

Approx. 14.3 sq. metres (154.0 sq. feet)



Total area: approx. 83.7 sq. metres (900.7 sq. feet)

# Directions

From our office head north along Victoria Road, at the traffic lights turn left onto the High Street, take your second right onto Waterloo Road then your second left onto Repton Road. Number 4 can be found on left hand side at the bottom.

