



# CHOICE PROPERTIES

*Estate Agents*

70 Waterloo Road,  
Mablethorpe, LN12 1JX

Reduced To £220,000



Choice Properties are delighted to offer for sale this remarkably spacious three bedroom (one en suite) detached bungalow conveniently positioned within walking distance from local amenities and Mablethorpe's beautiful beaches. The property further benefits from two kitchens and a driveway with a generously sized garden. Viewing is highly advised.

Offering generously proportioned rooms throughout and a flexible layout, the property comprises:-

### **Hallway**

Wall mounted alarm system, door to:-

### **Reception Room**

20'3" x 11'5"

Light and airy reception room, bay window to front aspect, TV Aerial point, telephone point, electric feature fireplace set into marble surround with marble hearth and wooden mantle.

### **Kitchen**

8'9" x 8'10"

Fitted with a range of wall and base units with worktops over, one bowl stainless steel sink unit with drainer and mixer taps, integral electric cooker, four ring gas hob with extractor over, TV Aerial point, velux window, door to:-

### **Porch**

9'5" x 2'1"

Wall mounted Glow Worm combination boiler, pace for fridge/freezer, polycarbonate roof, sliding patio doors to garden.

### **Kitchenette**

11'3" x 14'0"

Fitted with a range of wall and base units with worktops over, one and a half bowl resin sink unit with drainer and mixer taps, laminate flooring, partly tiled walls.

### **Utility**

9'11" x 7'7"

### **Conservatory**

5'6" x 10'6"

Tiled flooring, polycarbonate roof, dual aspect windows.

### **Bedroom 1**

9'1" x 15'4"

Open plan living area, sliding patio doors into the conservatory, spacious double bedroom, TV Aerial point, dual aspect windows, stairs to the first floor, door to:-

### **En-suite**

9'3" x 4'11"

fitted with a three piece suite comprising panelled bath with mixer taps and shower attachment over, wash hand basin with single taps, close coupled wc, tiled flooring, partly tiled walls.

### **Bedroom 2**

9'2" x 12'6"

Bay window to front aspect, dual aspect windows, TV Aerial point, spacious double bedroom.

### **Bedroom 3**

10'9" x 14'7"

Storage to the eaves, walk in wardrobe, spacious double bedroom, laminate flooring.

### **Walk-in Wardrobe**

5'3" x 8'1"

## **Shower Room**

5'10" x 8'5"

Fitted with a three piece suite comprising shower cubicle with mains shower over, wash hand basin with vanity unit, close coupled wc, built in storage cupboard, tiled walls and flooring.

## **Driveway**

Providing off street parking.

## **Garden**

To the rear of the property you will find the most generously sized garden which is privately enclosed with timber fenced boundaries. The garden is partly laid to lawn with paved paths which provide easy access to a beautiful variety of plants, trees and shrubbery which adorn the garden. There are two seating areas - a raised decked seating area located outside of the conservatory and then a further gravelled section. A spacious timber storage shed is included in the sale.

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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B. Amount payable for 22/23 is £1,450.68

## **Notes**

Please note this property is part non standard construction.

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.







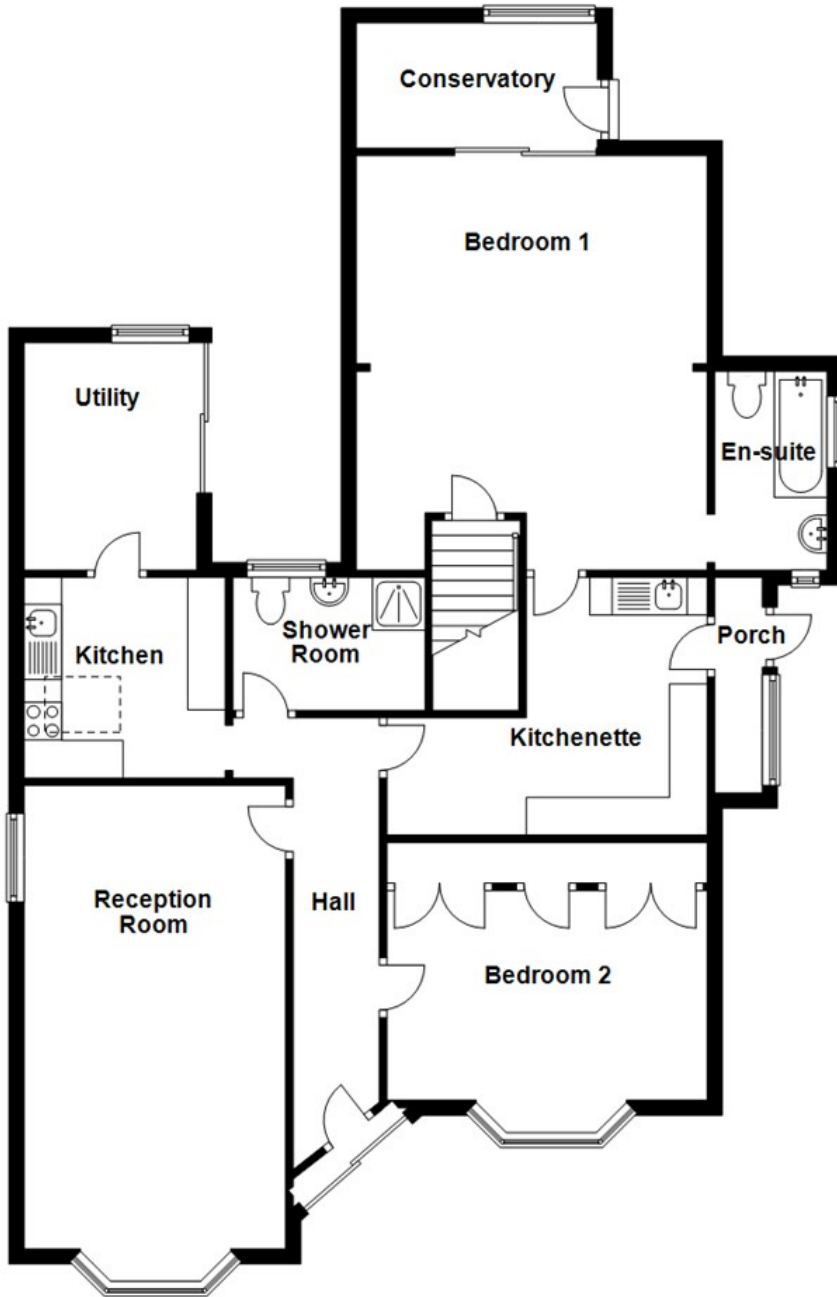






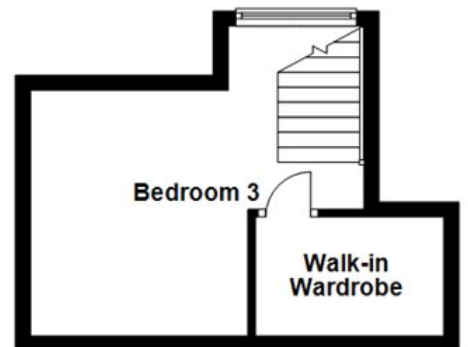
### Ground Floor

Approx. 116.4 sq. metres (1252.8 sq. feet)



### First Floor

Approx. 17.6 sq. metres (189.2 sq. feet)



Total area: approx. 134.0 sq. metres (1442.0 sq. feet)

# Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street, take your second right onto Waterloo Road. Number 70 is located about halfway along on your right hand side.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|   |  | 56                      | 72        |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

