



CHOICE PROPERTIES

Estate Agents

21 Jacklin Crescent,
Mablethorpe, LN12 1JH

Reduced To £225,000



It is a pleasure for Choice Properties to bring to the market this superb and remarkably spacious two bedroom detached bungalow with an attractive garden, spacious car port and garage. This fantastic property is located in a quiet residential position and early viewing is advised.

The generously proportioned accommodation comprises:

Hallway

3'5" x 6'7"

uPVC entrance door leading into the hallway which is fitted with a single storage cupboard (measuring 2'00" x 2'00") with railing, an airing cupboard (measuring 3'01" x 2'02") housing the immersion heater and loft access; which is boarded with lighting. Doors to:

Kitchen

13'0" x 6'11"

Fitted with a range of wall and base units with worktop over, one bowl sink with drainer and mixer tap, four ring gas hob with extractor hood over, space for a freestanding fridge and plumbing for a washing machine, par tiling to the walls and the kitchen further houses the consumer unit and the wall mounted 'Worcester' condensing gas boiler which supplies the central heating system.

Dining Area

15'11" x 11'7"

In an open plan design with the kitchen, providing space for a dining table and featuring a bow window to front aspect, telephone point and two wall lights.

Bedroom 1

12'6" x 9'1"

Spacious double bedroom fitted with a built in wardrobe (measuring 2'03" x 6'01") with sliding mirrored doors.

Bedroom 2

7'11" x 7'2"

Bathroom

6'0" x 6'5"

Fitted with a three piece suite comprising a bath tub with single hot and cold taps and new electric 'Mira Spirit' shower over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, tiled walls.

Reception Room

15'0" x 16'8"

Remarkably spacious reception room with a wall mounted electric feature fireplace with wood burning stove behind, double opening 'French' doors opening into the conservatory, inset spot lighting.

Conservatory

7'5" x 17'4"

Solid roof conservatory with double opening 'French' doors to the rear garden, a single opening uPVC door into the rear garden, triple aspect windows, radiator and TV aerial.

Driveway

Providing off street parking.

Car Port

29'7" x 6'7"

With a polycarbonate roof and double opening front timber gates.

Garage

17'8" x 12'0"

Providing ample storage space with an up and over door, power and lighting, recently installed now roof and a rear door to the garden.

Garden

The property is fronted by a lawned garden featuring established hedging and shrubbery. To the rear of the property you will find a sizeable and low maintenance garden which has been gravelled and features attractive borders displaying an array of plants, flowers and shrubs. There is also a spacious patio area and two useful timber sheds.

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,

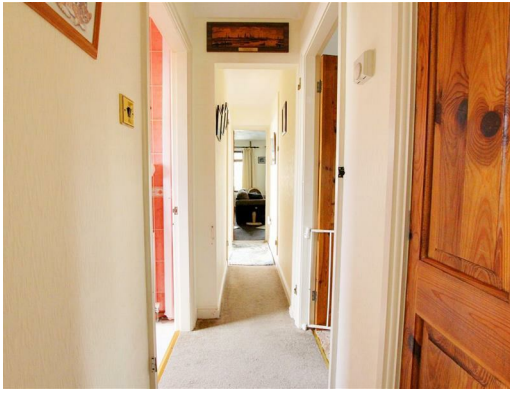
LN9 6PH

Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

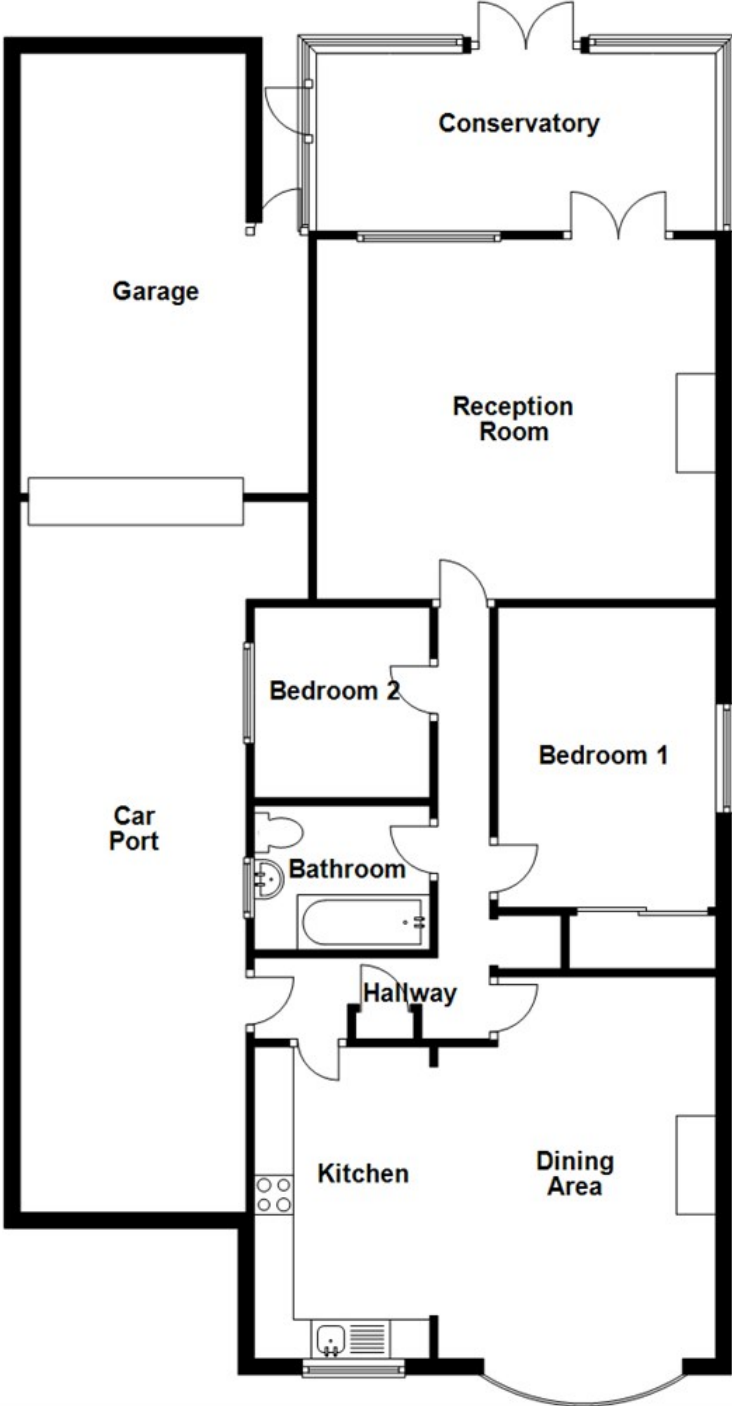
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

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



Directions

Upon leaving the Mablethorpe office head North towards the traffic lights and turn right onto the High Street, at the pullover turn left onto Quebec road. Travel along Quebec road until you reach the cinema then take your immediate left onto Golf Road, take your fourth turn left onto Jacklin Crescent, then take your immediate left onto Golf Road, take your fourth turn left onto Jacklin Crescent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			68
(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	

