



CHOICE PROPERTIES

Estate Agents

Spire House, 6 The Boulevard,
Mablethorpe, LN12 2AD

Reduced To £230,000



Choice Properties are delighted to bring to the market this most spacious two bedroom semi-detached bungalow which further benefits from an additional loft room. This characterful property offers generously proportioned rooms and high ceilings throughout and is located in a superb position only a short walk from the beach, early viewing is highly recommended.

The well maintained and expansive accommodation comprises:

Front Entrance Door

Leading into:

Reception Room

22'10" x 20'0"

Spacious reception room benefitting from a large feature bay window. TV aerial point. Open fireplace set in feature surround.

Hallway

7'2" x 12'6"

Doors to:

Kitchen

7'2" x 20'0"

Fitted with wall and base units with work surfaces over. Space for freestanding fridge/freezer. Cooker point. 1.5 bowl stainless steel sink unit and drainer with mixer tap. Part tiled walls. Thermostat controls and telephone point. Stairs to first floor landing.

Conservatory

17'0" x 6'0"

Spacious conservatory benefitting from a new glass roof and plumbing for a washing machine.

Bedroom 1

14'5" x 11'11"

Spacious double bedroom. TV aerial point. Bay window to the front aspect.

Shower Room

7'6" x 7'9"

Fitted with three piece bathroom suite comprising pedestal wash hand basin, dual flush wc and large shower enclosure with shower over. Part tiled walls. Cupboard housing air source heat pump.

Landing

Doors to:

Bedroom 2

12'2" x 15'4"

Spacious double bedroom with built in storage cupboard. TV aerial point.

Loft Room

9'2" x 13'5"

TV aerial point.

Driveway

Providing off street parking.

Workshop

With power.

Garden

The property benefits from beds of established and well maintained plants and shrubbery to the front of the property.

Tenure

Freehold.

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.

Viewing Arrangements

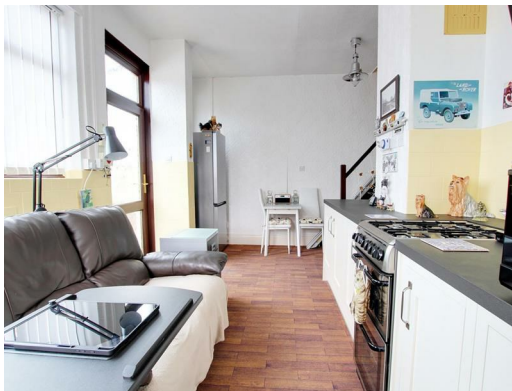
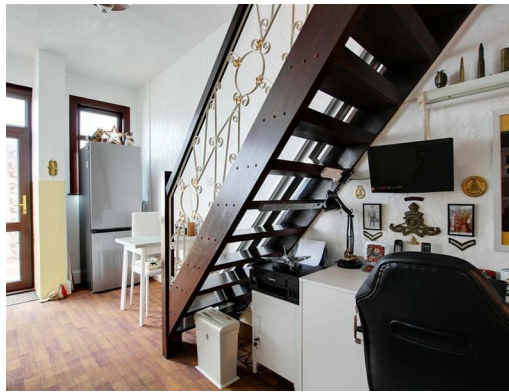
Viewing by appointment through Choice Properties Mablethorpe on 01507 472016.

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.

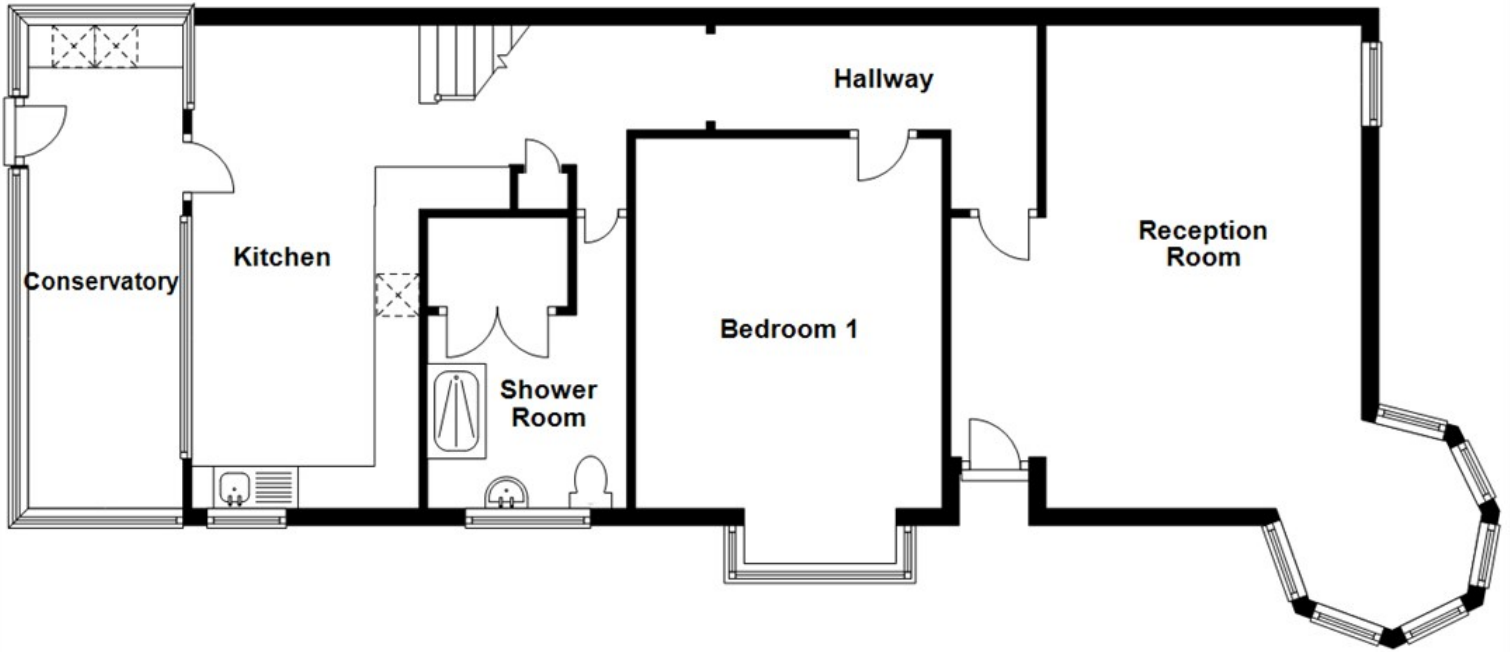
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

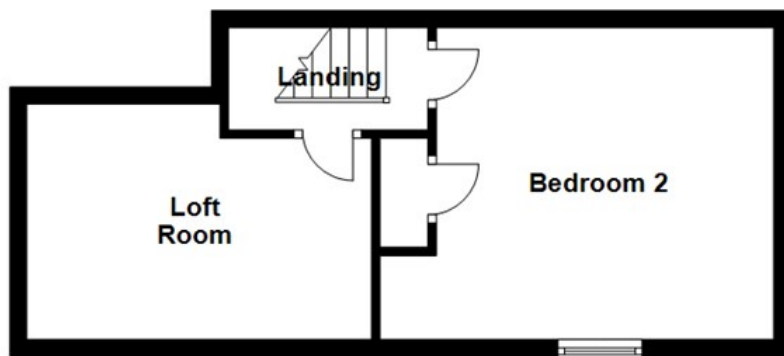




Ground Floor



First Floor



Directions

From our Mablethorpe office head south along Victoria Road and take your first left on to The Boulevard. Follow the road round and the property can be found on your left hand side.

