



# CHOICE PROPERTIES

*Estate Agents*

26 Aqua Drive,  
Mablethorpe, LN12 2YB

Reduced To £265,000



Choice Properties are delighted to bring to the market this superb and stylish two bedroom detached bungalow, situated in the most sought after location, just a short distance from the local amenities and Mablethorpe's award winning beaches. The property further benefits from driveway with garage and has the most attractive and generously sized garden to the rear. Viewing is highly advised.

Offering generously proportioned rooms throughout, this abundantly light and well presented accommodation comprises:-

### **Entrance Porch**

3'1" x 5'2"

Door to:-

### **Hallway**

15'9" x 4'9"

Two built in storage cupboards, loft access.

### **Reception Room**

16'4" x 11'0"

Feature fireplace set into marble surround with wooden mantle, TV Aerial point, telephone point, light and airy reception room.

### **Kitchen/Diner**

12'0" x 11'0"

Fitted with a stylish and modern range of wall and base units with worktops over, one bowl resin sink unit with drainer and stainless steel mixer taps, integral cooker, four ring induction hob with stainless steel extractor hood over, integrated fridge, partly tiled walls, plenty of space for a dining table, door to:-

### **Utility Room**

7'0" x 9'4"

Plumbing for a washing machine, space for tumble dryer, built in storage pantry, door leading into the garage, pedestrian door to the rear aspect leading into the garden.

### **Conservatory**

10'4" x 7'2"

Polycarbonate roof, tiled flooring, underfloor heating, French double opening patio doors leading out on to the beautiful and spacious rear garden.

### **Bedroom 1**

9'1" x 14'3"

Spacious double bedroom, built in storage wardrobes and featured bed frame surround with drawers, beautiful bright and airy room with garden views.

### **Bedroom 2**

10'1" x 9'2"

Double bedroom with views to the front, fitted wardrobes.

### **Bathroom**

5'4" x 9'2"

Fitted with the most modern three piece suite comprising panelled bath with stainless steel mixer tap and mains shower over, wash hand basin and wc set into attractive vanity unit, wall mounted vanity mirror with lighting, featured heated towel rail, tiled walls.

### **Driveway**

Attractive paved driveway providing off road parking.

### **Garage**

17'08" x 8'10"

With electric roller door, power and lighting, wall mounted combination boiler which was newly fitted March 2022, fuse box.

## **Garden**

The property is fronted by a well tended lawn garden with a variety of plants and trees. To the rear of the property you will find the most generously sized and privately enclosed garden which is mainly laid with attractive lawns and features an abundance of colourful plants, trees and shrubbery throughout and to the borders. There are several patio paved seating areas which is ideal for outdoor entertainment or Alfresco dining. A gate to the side of the property provides access to the front garden.

## **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.

## **Garage**

17'10" x 9'4"

Window to side, Up and over door.

## **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.

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.





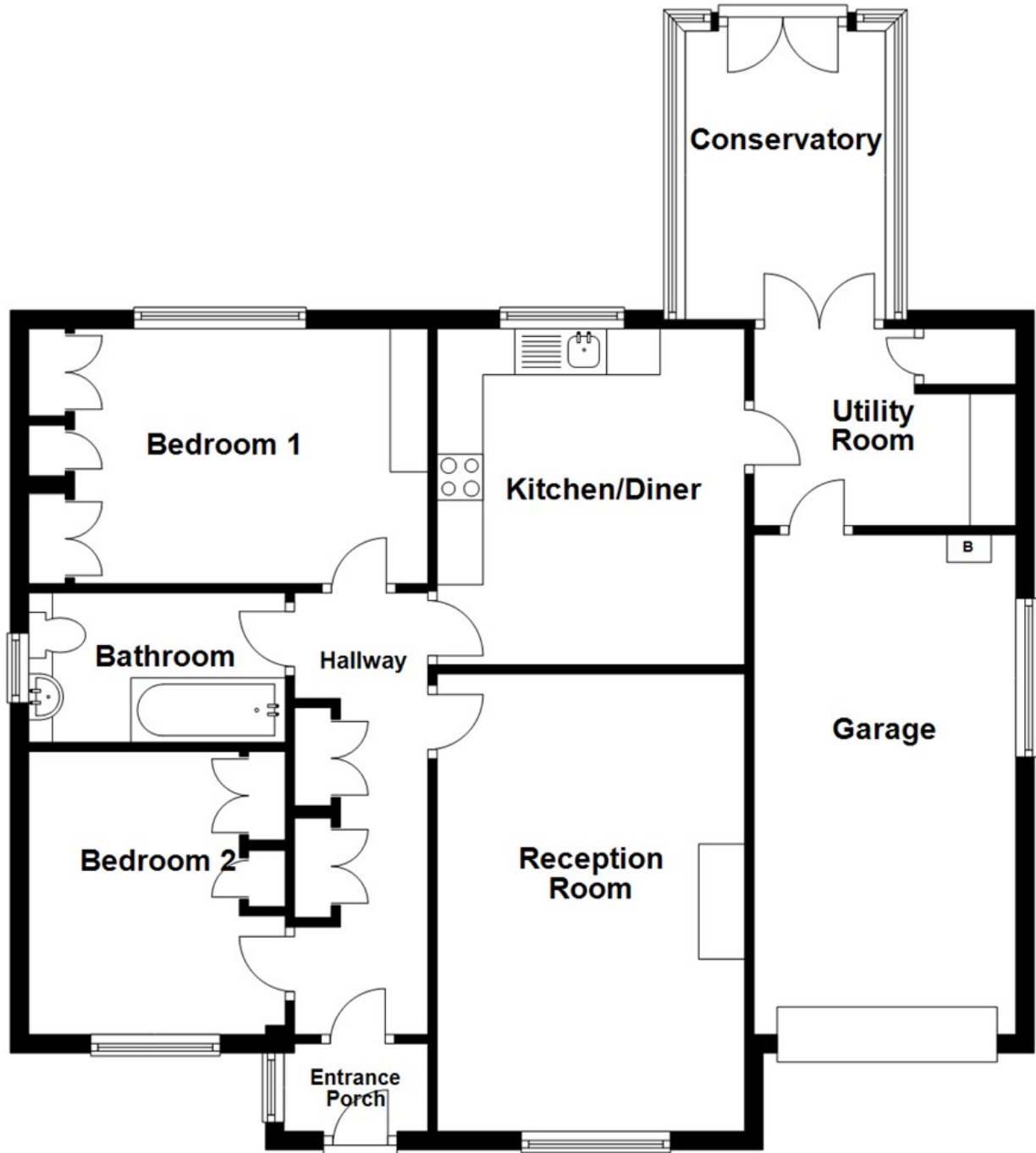








# Ground Floor



# Directions

From our Mablethorpe office head south along Victoria Road, at the Eagle Hotel turn right onto the Seaholme Road. Aqua Drive is the fifth turning on your left hand side (including Harlequin Drive). Once on Aqua drive, continue on this road and then take your first right and number 26 is tucked away in the corner.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		70
(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 <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	

