



# CHOICE PROPERTIES

*Estate Agents*

177 Golf Road,  
Mablethorpe, LN12 1EP

Reduced To £170,000



Choice Properties are delighted to offer for sale this well maintained two bedroom semi detached bungalow with a conservatory and attractive gardens. This fantastic property is located in a quiet residential position and sits on a corner plot. Early viewing is advised.

## The abundantly light and bright accommodation comprises:

### Hallway

Laminate flooring, loft access - boarded with ladder and lighting, cupboard housing wall mounted 'Logic' combination boiler, telephone point.

### Reception Room

11'1" x 16'3"

Laminate flooring, wall mounted electric feature fireplace, TV Aerial point, sliding patio doors leading into:-

### Kitchen

8'4" x 9'8"

Fitted with a range of wall and base units with worktops over, one bowl stainless steel sink unit with drainer and mixer taps, space for free standing fridge/freezer, cooker point with extractor over, plumbing for a washing machine, wall mounted consumer unit, partly tiled walls.

### Conservatory

9'1" x 8'5"

Laminate flooring, triple aspect windows, glass apex roof, French double opening doors leading into the garden.

### Bedroom 1

9'8" x 12'11"

Spacious double bedroom, laminate flooring, TV Aerial point, fitted triple sliding wardrobes.

### Bedroom 2

9'9" x 8'10"

Double bedroom, TV Aerial point, laminate flooring.

### Shower Room

6'7" x 6'3"

Fitted with a three piece suite comprising walk in shower with electric shower over, pedestal wash hand basin with single taps, close coupled wc, partly tiled walls, towel rail.

### Driveway

Providing off street parking.

### Garage

With up and over door. Power and lighting. Pedestrian side door into garden.

### Garden

The property sits on a well tended corner plot boasting an abundance of attractive plants and flowers. The lovely gardens are partly laid to lawn and with a further gravelled section with feature paved patio area. Timber fencing edges the boundaries.

### 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.

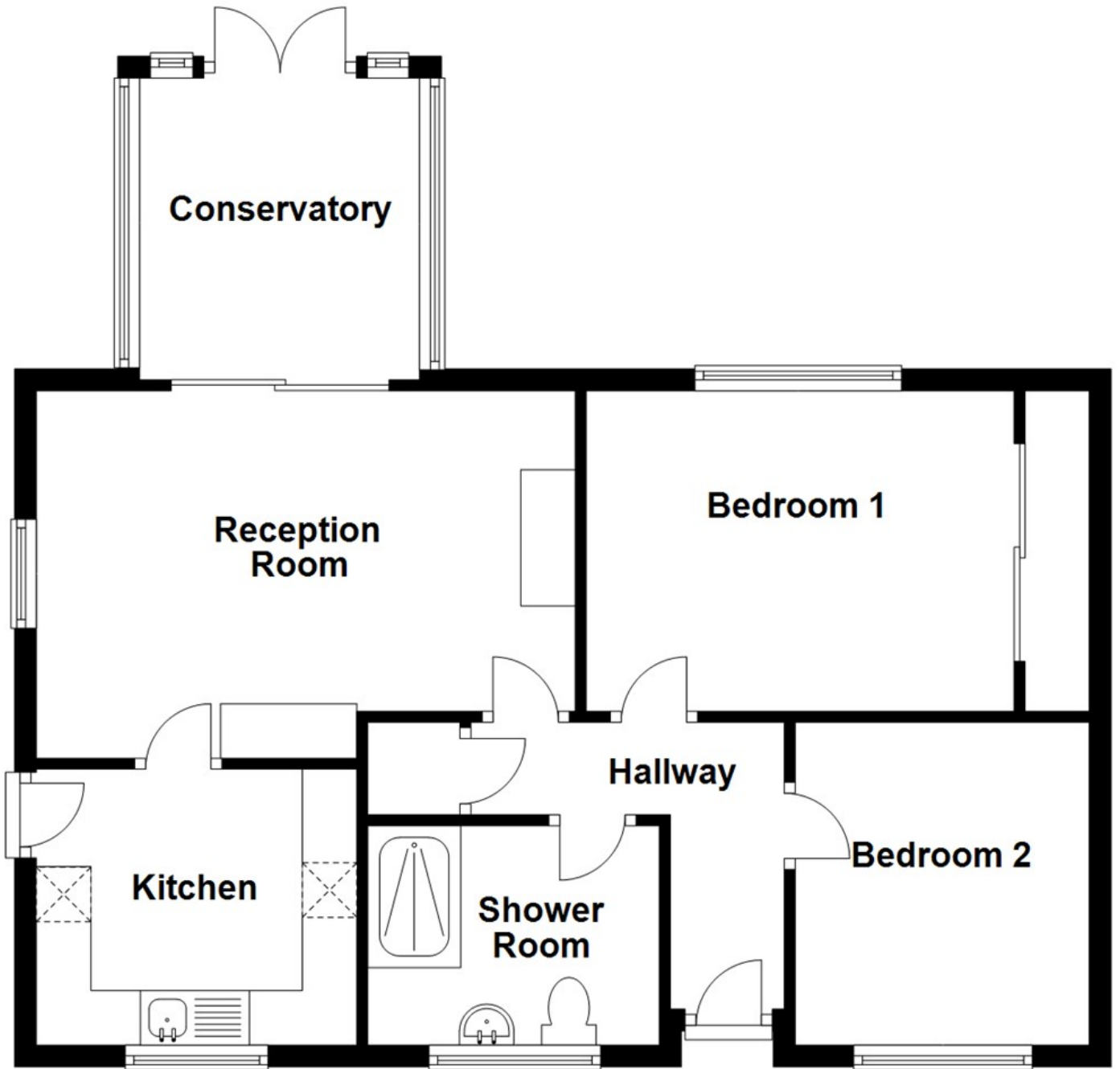








# Ground Floor



# Directions

From our Mablethorpe office head north along Victoria Road to the traffic lights. At the traffic lights turn left onto the High Street. Follow along onto Alford Road and Golf Road can be found to your right. Number 177 Golf Road is situated about halfway along on your right hand side on the corner of Jacklin Crescent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			67
(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	

