



CHOICE PROPERTIES

Estate Agents

3 Brooke Drive,
Mablethorpe, LN12 2DA

Reduced To £165,000



Choice Properties are delighted to offer for sale this spacious two bedroom semi detached bungalow, located in a quiet residential position, only moments from the local amenities and the golden sandy beaches of Mablethorpe. This superb bungalow has been renovated throughout, including the installation of a brand new combination boiler and is also offered with no onward chain. Early viewing is certainly advised.

The recently renovated and well presented accommodation comprises:

Hall

uPVC front door leading into the 'L-shaped' entrance hall that provides loft access, a double storage cupboard with shelving (measuring 1'08" x 5'07") and doors leading to:

Kitchen

8'6" x 9'0"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker which could be either gas or electric with a supply available for both; with a stainless steel extractor hood over, space for a freestanding fridge/freezer, plumbing for a washing machine, part tiling to the walls, extractor fan and the kitchen also houses the wall mounted consumer unit and a cupboard housing the wall mounted, new 'Worcester' combination boiler; supply both the central heating and hot water systems.

Reception Room

14'10" x 9'11"

Light and airy reception room with a picture window to front aspect and fitted with a TV aerial and telephone point.

Bedroom 1

12'10" x 9'11"

Spacious double bedroom.

Bedroom 2

6'10" x 9'0"

Double bedroom.

Bathroom

6'3" x 5'7"

Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps, pedestal hand wash basin with mixer tap and WC with dual flush button, part tiling to the walls, 'Monsoon' extractor fan and a heated towel rail.

Driveway

Providing off street parking.

Garden

The property is fronted by a garden laid to lawn with timber fencing to the boundaries and well maintained beds to the boundaries, displaying an array of beautiful plants and shrubs. To the rear of the property again you will find a garden laid to lawn; privately enclosed with timber fencing to the boundaries and beds with a selection of well presented plants and shrubs. The rear garden also benefits from a useful metal shed and a paved patio area.

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 A.

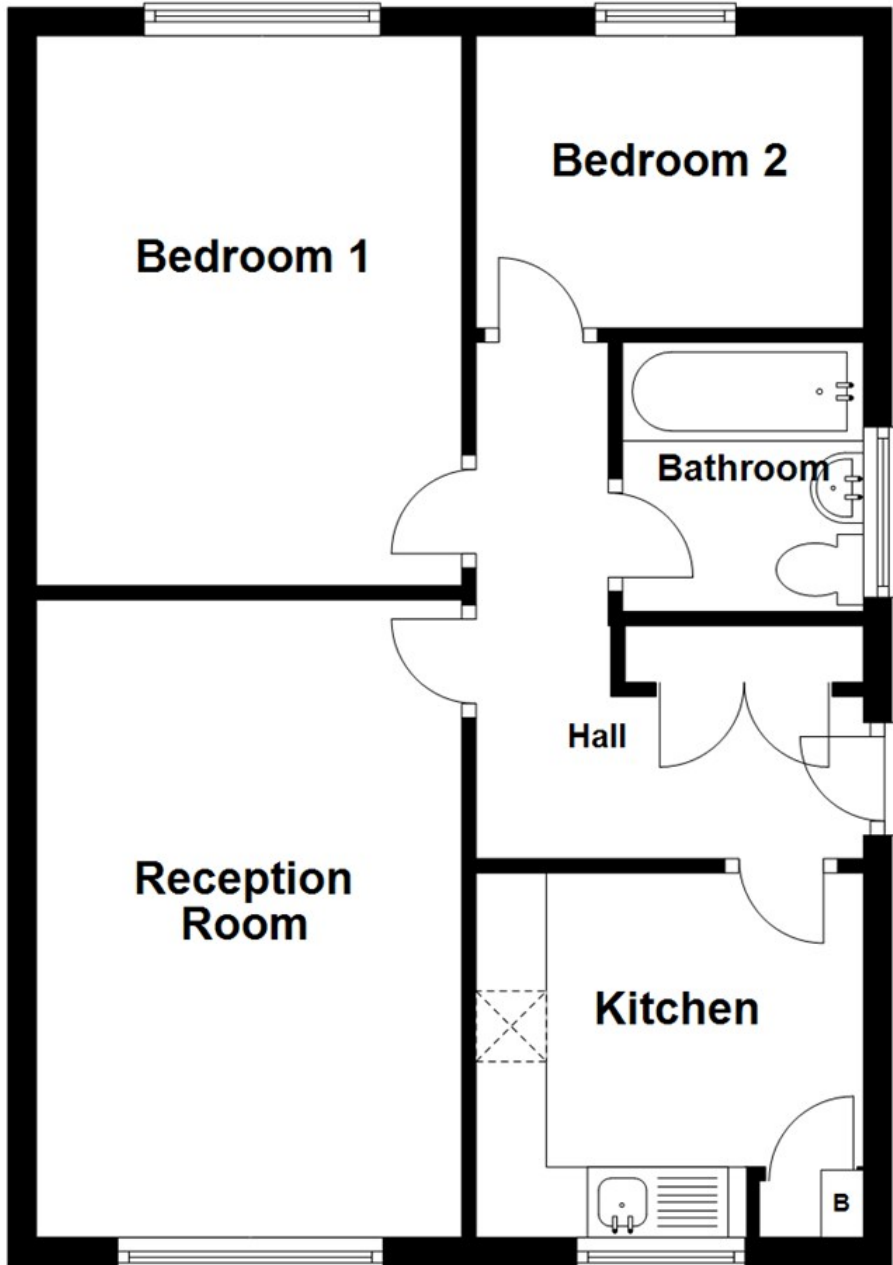
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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

Approx. 50.1 sq. metres (539.3 sq. feet)



Total area: approx. 50.1 sq. metres (539.3 sq. feet)

Directions

From our Mablethorpe office head south along Victoria Road, at the Eagle Hotel turn right onto Seaholme Road, take your first left onto Dymoke Road and then your second left onto Brooke Drive. Number three can be found a short way along on your right hand side.

