



CHOICE PROPERTIES

Estate Agents

58 Aqua Drive,
Mablethorpe, LN12 2YB

Reduced To £345,000



It is a pleasure for Choice Properties to bring to the market this fantastic three bedroom (one en suite) detached bungalow offering generously proportioned rooms throughout and which is located at the end of a quiet cul de sac further benefiting from attractive well tended gardens.

The beautifully maintained accommodation comprises:

Porch

6'4" x 4'6"

uPVC front entrance door. Polycarbonate roof.

Entrance Hall

16'4" x 4'9"

Wall mounted thermostat controls. Built in storage cupboard with double doors. Loft access. Doors to:

Reception Room

15'4" x 12'4"

Light and airy reception room benefitting from a large box bay window to the front. TV aerial point. Telephone point. Gas fire set in feature surround.

Dining Room

9'1" x 11'0"

With double opening 'French' patio doors to the conservatory.

Conservatory

19'4" x 12'10"

With polycarbonate roof and two wall lights. Double opening 'French' patio doors to the garden.

Kitchen

9'1" x 12'7"

Fitted with a range of wall and base units with work surfaces over, integral oven, integral 'Beko' four ring induction hob with extractor hood over and ceramic sink unit and drainer with mixer tap. Space for freestanding fridge/freezer. Part tiled walls.

Utility Room

6'0" x 5'5"

Fitted wall and base units with work surfaces over. Plumbing and space for a washing machine and dryer. Stainless steel sink unit and drainer. uPVC door to the garden.

Bedroom 1

12'10" x 11'4"

Spacious double bedroom. White bridging unit and built in drawers. Door to en-suite shower room.

En-suite Shower Room

6'0" x 5'9"

Fitted with three piece white bathroom suite comprising dual flush wc, wash hand basin, and shower enclosure with 'Triton' shower over. Tiled flooring and walls.

Bedroom 2

9'6" x 11'4"

Spacious double bedroom. Built in bridging unit and wardrobes.

Bedroom 3

9'7" x 7'8"

Space for freestanding wardrobes.

Bathroom

12'4" x 7'3"

Fitted with four piece bathroom suite comprising wash hand basin, wc, panelled bath with taps over, and shower enclosure with 'Triton' shower over. Part tiled walls and part tiled flooring.

Driveway

Providing off street parking.

Garage

10'0" x 17'5"

With electric roller door.

Garden

To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries. The garden is mainly laid to gravel for ease of maintenance but also features timber decking areas. The borders of the garden feature a variety of plants, trees and shrubbery. A large timber summer house can also be found in the rear garden, which can also be accessed from either side 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 C.

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.

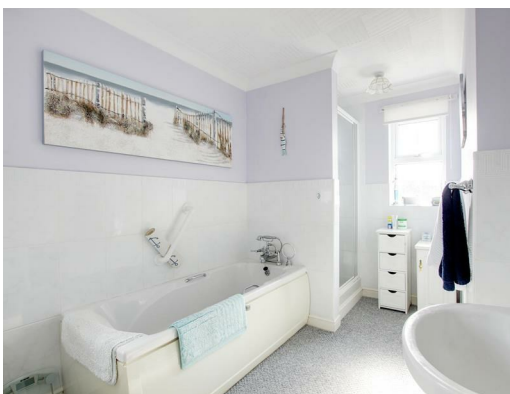
Making an offer

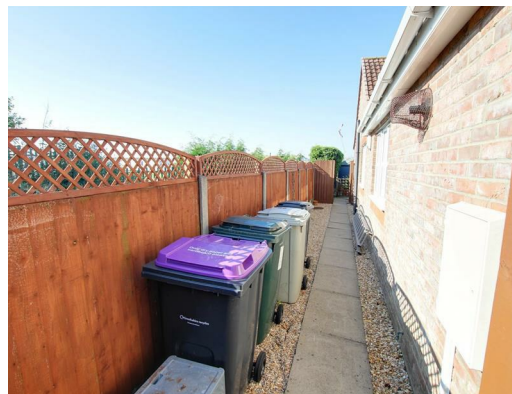
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

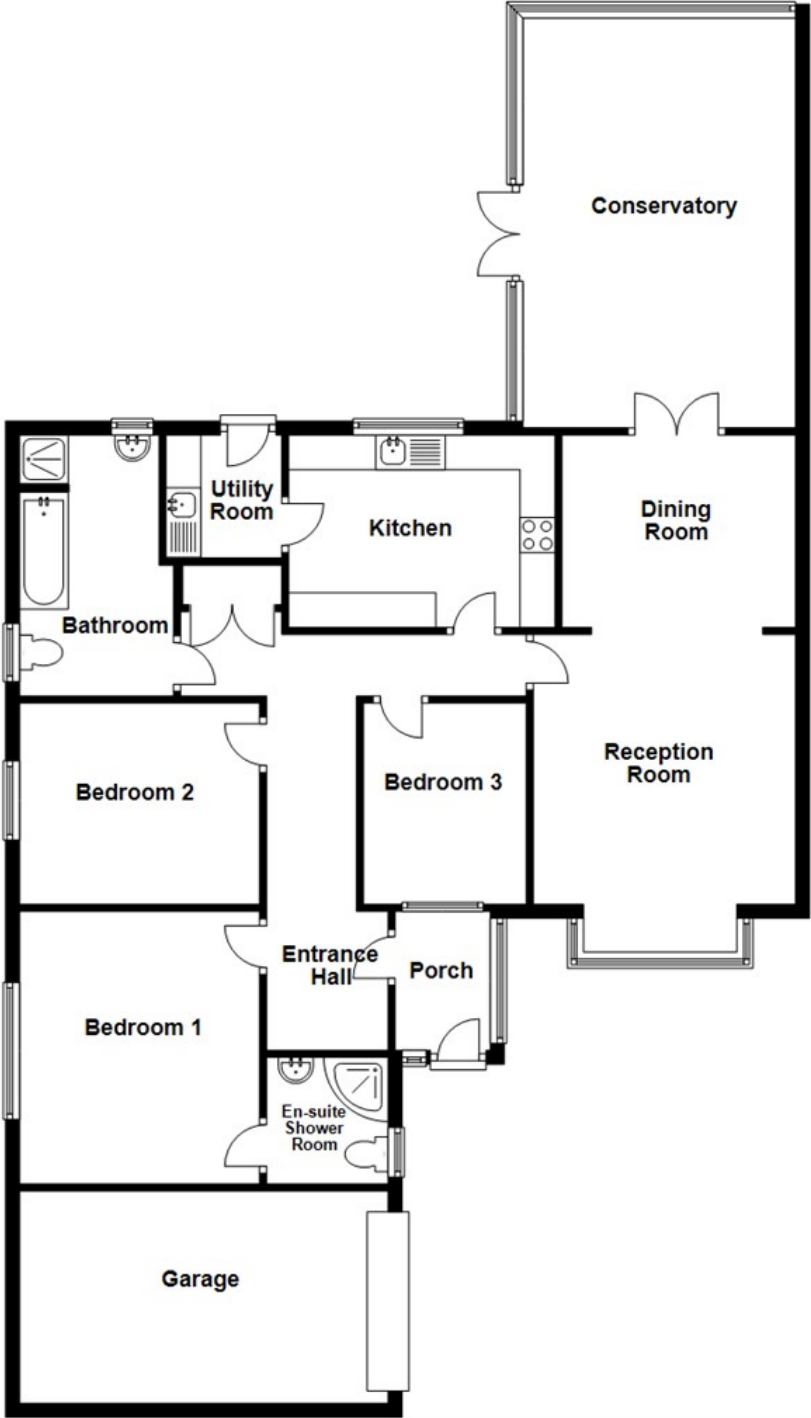
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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) and number 58 can be found at the end of the road.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

