



# CHOICE PROPERTIES

*Estate Agents*

26 Brooke Drive,  
Mablethorpe, LN12 2DA

Reduced To £265,000



It is a pleasure for Choice Properties to bring to the market this spacious three bedroom detached bungalow, situated in the most sought after location, just a short walk from Mablethorpe's local amenities and award winning beaches. The property further benefits from driveway with garage, and sits proudly upon well tended gardens. Viewing is highly advised.

Offering generously proportioned rooms throughout and a flexible layout, the well maintained accommodation comprises:-

### **Lobby**

4'9" x 4'7"

Wall mounted consumer unit and wall mounted electric heater, door to:-

### **Hallway**

15'1" x 6'7"

Spacious and abundantly light L-Shaped hallway, built in storage cupboard housing the hot water cylinder, loft access - partly boarded with pull down ladder and lighting, telephone point.

### **Reception Room**

17'1" x 12'0"

Bow window to front aspect, gas fire set into featured marble surround with wooden mantle, TV Aerial point.

### **Kitchen**

13'0" x 9'5"

Fitted with a range of wall and base units with worktops over, one and a half bowl porcelain sink unit with drainer and mixer taps, range cooker, gas hob with featured stainless steel extractor hood over, space for fridge/freezer, partly tiled walls, telephone point, dining space.

### **Utility Room**

8'2" x 6'7"

Fitted worksurfaces with wall unit, gas central heating boiler with programming controls, plumbing for a washing machine and dishwasher, door to:-

### **WC**

5'1" x 3'4"

Fitted with a two piece suite comprising w.c. and wash hand basin.

### **Bedroom 1**

13'0" x 10'1"

Spacious double bedroom, sliding patio doors leading into:-

### **Conservatory**

9'8" x 10'2"

Polycarbonate roof, windows to three aspects, patio door to the side aspect leading out onto the rear garden.

### **Bedroom 2**

9'11" x 10'10"

Double bedroom with built in storage wardrobes.

### **Bedroom 3**

11'06" x 6'2"

Single bedroom, fitted wardrobes.

### **Bathroom**

8'4" x 7'4"

Fitted with a three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin with single taps, close coupled wc, mermaid board to the walls.

### **Driveway**

Paved driveway with double opening wrought iron gates to the front.

## **Garage**

16'11" x 8'0"

Double opening timber doors to the front aspect, power and lighting, pedestrian door to the side aspect.

## **Garden**

The property is fronted by double opening wrought iron gates which open up onto a well tended lawned garden featuring an abundance of plants, trees and shrubbery. To the rear of the property you will find a generously sized and privately enclosed garden, with timber fencing to the boundaries. There is a spacious paved patio seating area located outside the conservatory, with further paved area housing the Greenhouse and storage sheds. The rest of the garden is laid to lawn and features a colourful variety of attractive plants and trees to the borders.

## **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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

## **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.

## **Opening hours**

Monday to Friday 9.00 a.m to 5.00 p.m.

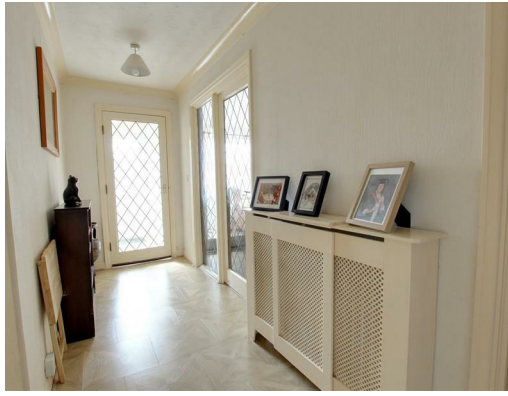
Saturday 9.00 a.m. to 3.00 p.m.

## **Viewing arrangements**

By appointment through Choice Properties on 01507 472016.

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.





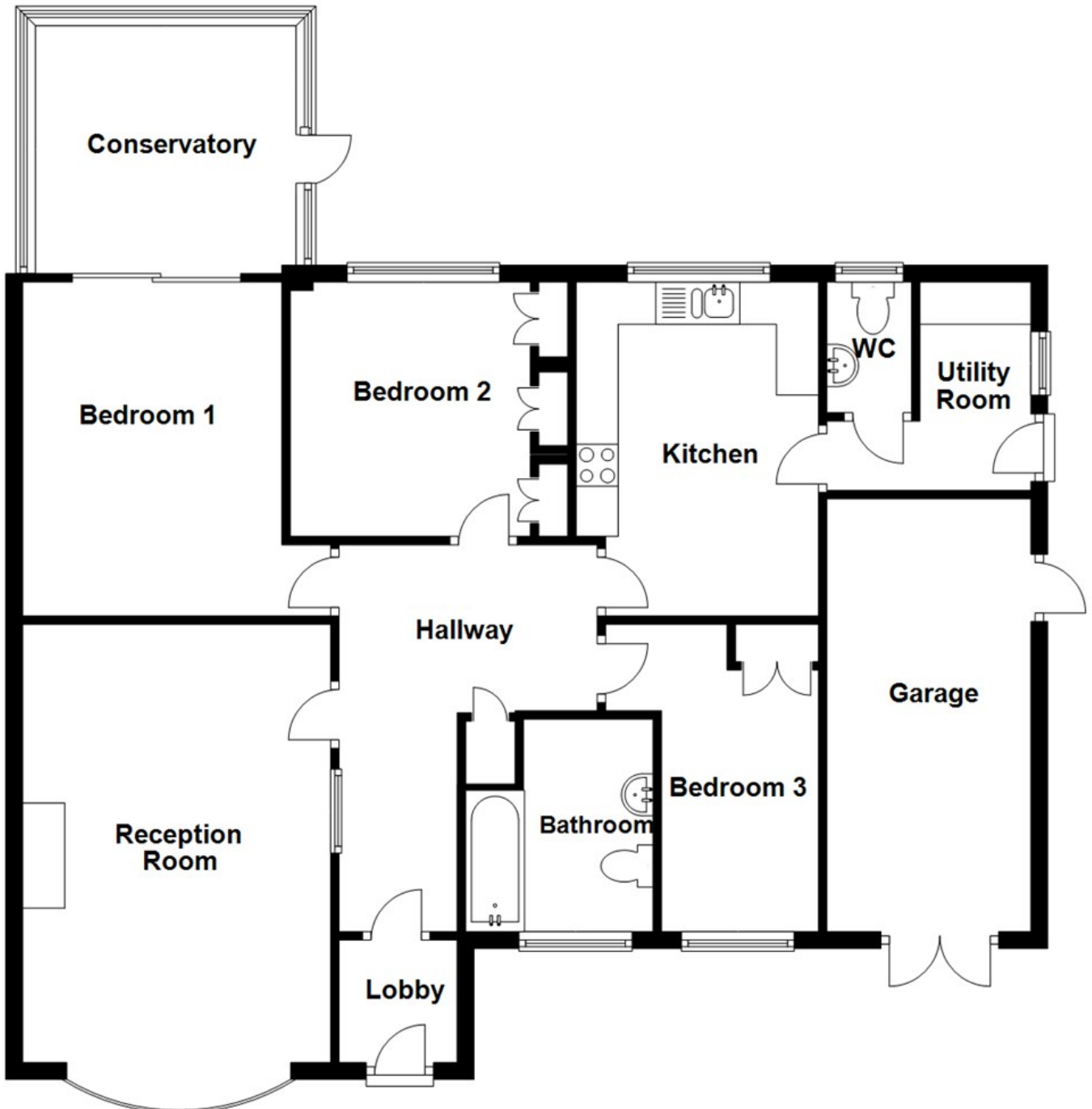








## Ground Floor



# Directions

From our 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. Continue down this road and number 26 can be found directly in front of you.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			69
(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	

