



# CHOICE PROPERTIES

*Estate Agents*

37 Aqua Drive,  
Mablethorpe, LN12 2YB

Reduced To £299,950



Choice Properties are delighted to bring to the market this most spacious and well maintained two bedroom (one en-suite) detached bungalow, located in a peaceful and sought after position on Aqua Drive, only moments from the beach and a short distance from the local amenities in Mablethorpe. Boasting beautifully presented gardens and a sizeable layout, this is not one to be missed and so early viewing is highly advised.

The well laid out and generously proportioned accommodation comprises:

### **Entrance Hall**

7'6" x 4'6"

uPVC front entrance door leading into the entrance hall which has tiled flooring, part uPVC cladded ceiling, a wall lighting and double aspect windows to side and front aspect. Door to:

### **Hall**

16'1" x 3'10"

With laminate flooring, the wall mounted 'Hive' thermostat, loft access to boarded roof space, which runs the full length of the bungalow, a storage cupboard (measuring 2'01" x 2'09") and doors leading to:

### **Reception Room**

12'5" x 16'8"

Light and airy reception room with a large bay window to front aspect, and the reception room additionally features a gas fireplace set in a marble effect surround, a TV aerial and telephone point and double opening doors that lead through to the:

### **Dining Room**

10'0" x 9'11"

Providing ample space for a dining table and fitted with laminate flooring, an opening to the kitchen and double opening 'French' doors to the conservatory.

### **Kitchen**

10'0" x 10'3"

Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, four ring 'Schott Ceran' induction hob with a glass splashback and extractor hood over, electric 'Newworld' oven, integrated fridge/freezer, breakfast bar area, tiled flooring, part tiling to the walls, inset spot lighting and a door to the:

### **Utility Room**

5'0" x 9'3"

Fitted with base units with worktop over, own bowl resin sink with single hot and cold taps, space for a dishwasher and plumbing for a washing machine, part tiling to the walls and tiled flooring, extractor vent, uPVC door to the garden and an opening to the:

### **Study**

17'5" x 9'3"

Spacious study with double aspect windows including a large picture window to front aspect, wall and base units with worktop over and the study houses the wall mounted consumer unit and also the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

### **Conservatory**

8'9" x 20'10"

With triple aspect windows, double opening 'French' doors to the garden, a TV aerial and telephone point, central heating and inset spot lighting.

### **Bedroom 1**

6'7" x 11'7"

Spacious double bedroom with a picture window to front aspect, TV aerial, LVT flooring and a double built in wardrobe (measuring 1'10" x 4'05"). Door to:

### **En-suite Shower Room**

4'4" x 6'8"

Fitted with a three piece suite comprising a walk in shower cubicle with an electric 'Mira Sport' shower over, pedestal hand wash basin with mixer tap and WC with dual flush button, tiled walls, heated towel rail and inset pot lighting.

## **Bedroom 2**

9'0" x 12'7"

Spacious double bedroom with a built in wardrobe with sliding doors and LVT flooring.

## **Bathroom**

9'5" x 11'7"

Fitted with a three piece suite comprising a double ended bath tub with mixer tap and shower attachment, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, laminate flooring, part tiling to the walls, extractor vent and a storage cupboard (measuring 2'01" x 4'05").

## **Driveway**

Providing off road parking.

## **Garden**

The property is fronted by a laid to lawn garden with a variety of hedging and shrubbery to add privacy. To the rear of the property you will find a privately enclosed garden which is again laid to lawn with timber fencing to the boundaries. The rear garden also benefits from two paved patio seating areas, and is adorned with an abundance of established plants, trees and shrubbery to the borders. There are also two timber sheds included in the sale.

## **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

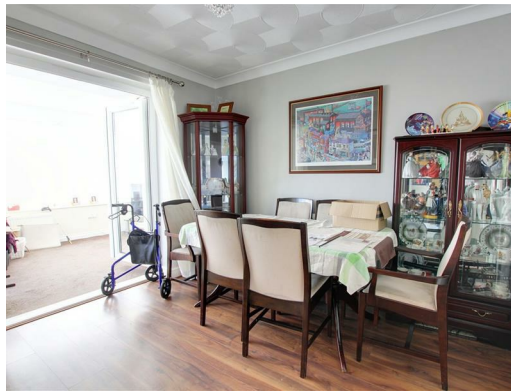
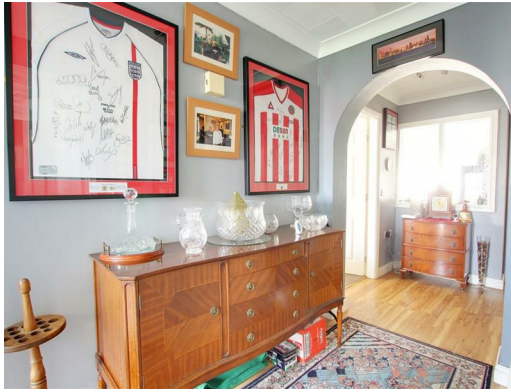
Tel. No. 01507 601 111

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 C.

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.



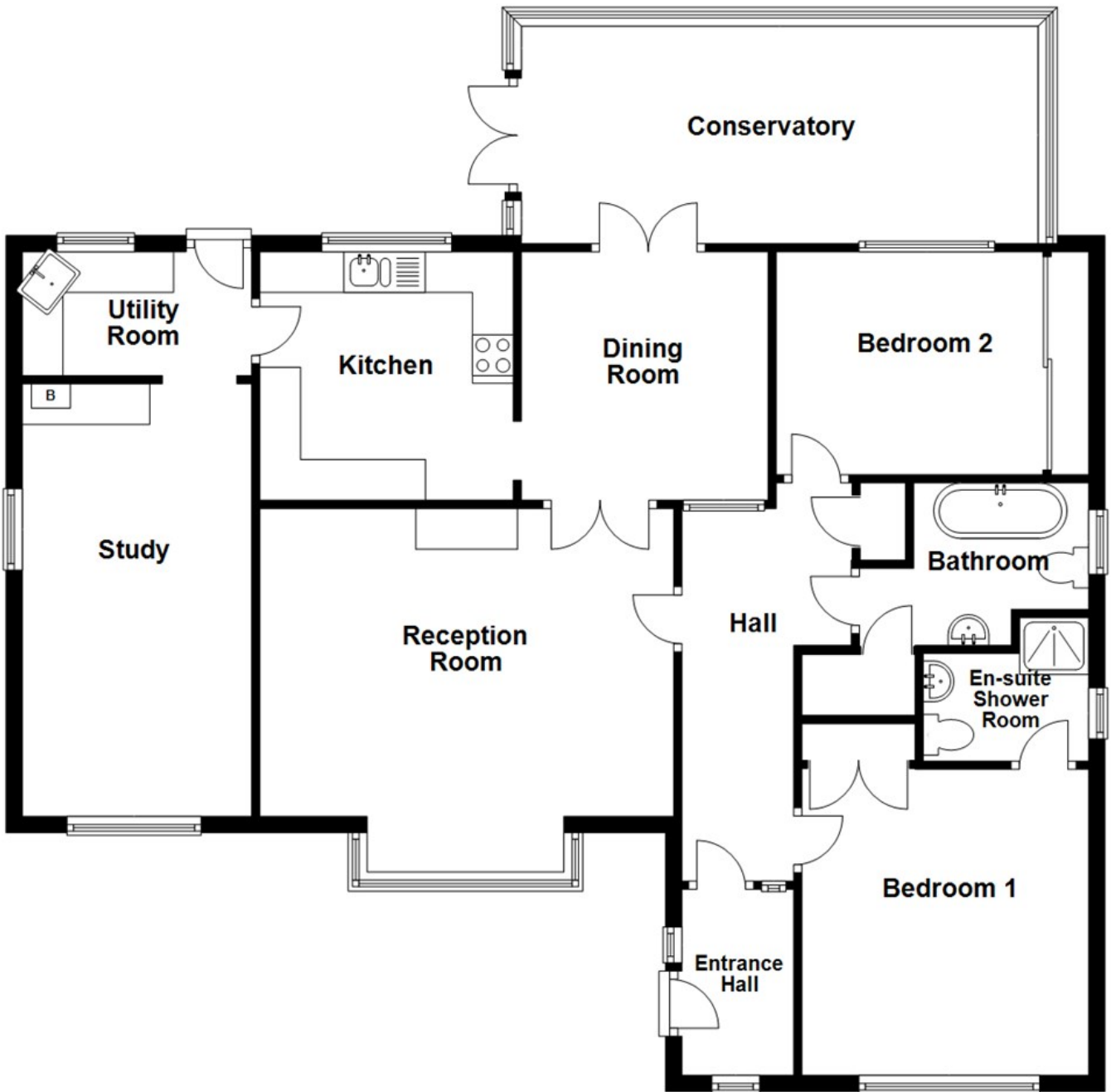






## Ground Floor

Approx. 125.3 sq. metres (1349.2 sq. feet)



Total area: approx. 125.3 sq. metres (1349.2 sq. feet)



# 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).

