



CHOICE PROPERTIES

Estate Agents

Peacehaven, 15 Alford Road,
Mablethorpe, LN12 1ET

Reduced To £350,000



It is a pleasure for Choice Properties to bring to the market this immaculately presented three bedroom detached bungalow located only a short walk from both the local amenities and the 'Blue Flag' award winning golden sandy beaches of Mablethorpe. Boasting generously proportioned rooms sizes and sitting on a expansive plot with beautifully maintained gardens, this superb property offers a flexible layout and has undergone a complete renovation by the current vendors. Early viewing is certainly advised to avoid missing out on this special property.

The spacious accommodation features a modern and high quality finish and comprises:

Entrance Hall

16'04" x 4'00"

Composite front entrance door leading into the hallway, thermostat controls, a telephone point, LVT flooring and doors leading to:

Reception Room

11'6" x 12'6"

Benefiting from a large bay window to front aspect and fitted with a 2 TV aerial points, telephone point and LVT flooring.

Dining Room

12'3" x 12'0"

Featuring a feature fireplace hearth, double built in storage cupboard with double opening doors, inset spot lighting, LVT flooring and a door to the kitchen.

Bedroom 1

11'6" x 12'0"

Spacious double bedroom benefiting from a large bay window to front aspect and fitted with LVT flooring.

Bedroom 2

12'3" x 12'6"

Spacious double bedroom with LVT flooring.

Cloakroom

4'11" x 4'0"

Fitting with the wall mounted consumer unit and loft access which is boarded with lighting and a pull down ladder.

Kitchen

11'8" x 8'11"

Open plan design with the dining area, fitted with a range of wall and base units with worktop over, one bowl resin sink with drainer and mixer tap, four ring induction hob with extractor hood over, space for a freestanding freezer, breakfast bar/island area, tiled flooring and partly tiled walls.

Dining Area

17'3" x 5'5"

Light and airy dining area with three windows to side aspect and three 'Velux' style windows, providing ample space for a dining table and a rear uPVC door to the garden.

Store Room

5'3" x 3'7"

Ideal storage area fitted with base units and worktop over and a door to the:

WC

5'3" x 5'0"

Fitted with a WC with cistern lever, hand wash basin with mixer tap and tiled splashbacks.

Utility Room

9'11" x 6'4"

Featuring base units with worktop over, plumbing for a washing machine and space for a tumble dryer, cushion vinyl flooring, uPVC door leading to the outside space and doors leading to Bedroom 3 and the Shower Room.

Shower Room

10'11" x 5'07"

Fitted with a three piece suite comprising a corner shower cubicle with an electric shower over, hand wash basin built into vanity with mixer tap and WC with cistern lever.

Bedroom 3

10'3" x 9'1"

Double bedroom with LVT flooring.

Sitting Room

10'3" x 10'2"

With a TV aerial, LVT flooring and double opening 'French' doors leading out in to the rear garden.

Driveway

Providing off road parking.

Garage/workshop

14'6" x 9'9"

With power and lighting, double opening 'French' doors to front aspect and a side door.

Garden

The property is fronted by a well maintained garden laid to lawn with well established hedging to the front boundary. The front garden also consists of a large flower bed with an array of vibrant and well presented plants and shrubs. To the rear of the property you will find a sizeable, privately enclosed garden, again mostly laid to lawn but further featuring a paved patio and a seating area laid with slate chippings. The rear garden features timber fencing and hedging to the boundaries and further features a useful timber shed and a variety of flower beds, presenting many well maintained plants and shrubs.

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,

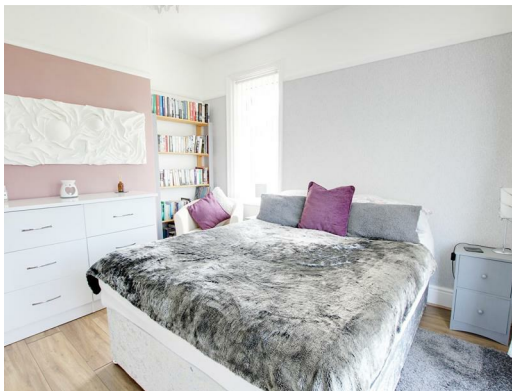
LN9 6PH

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 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.

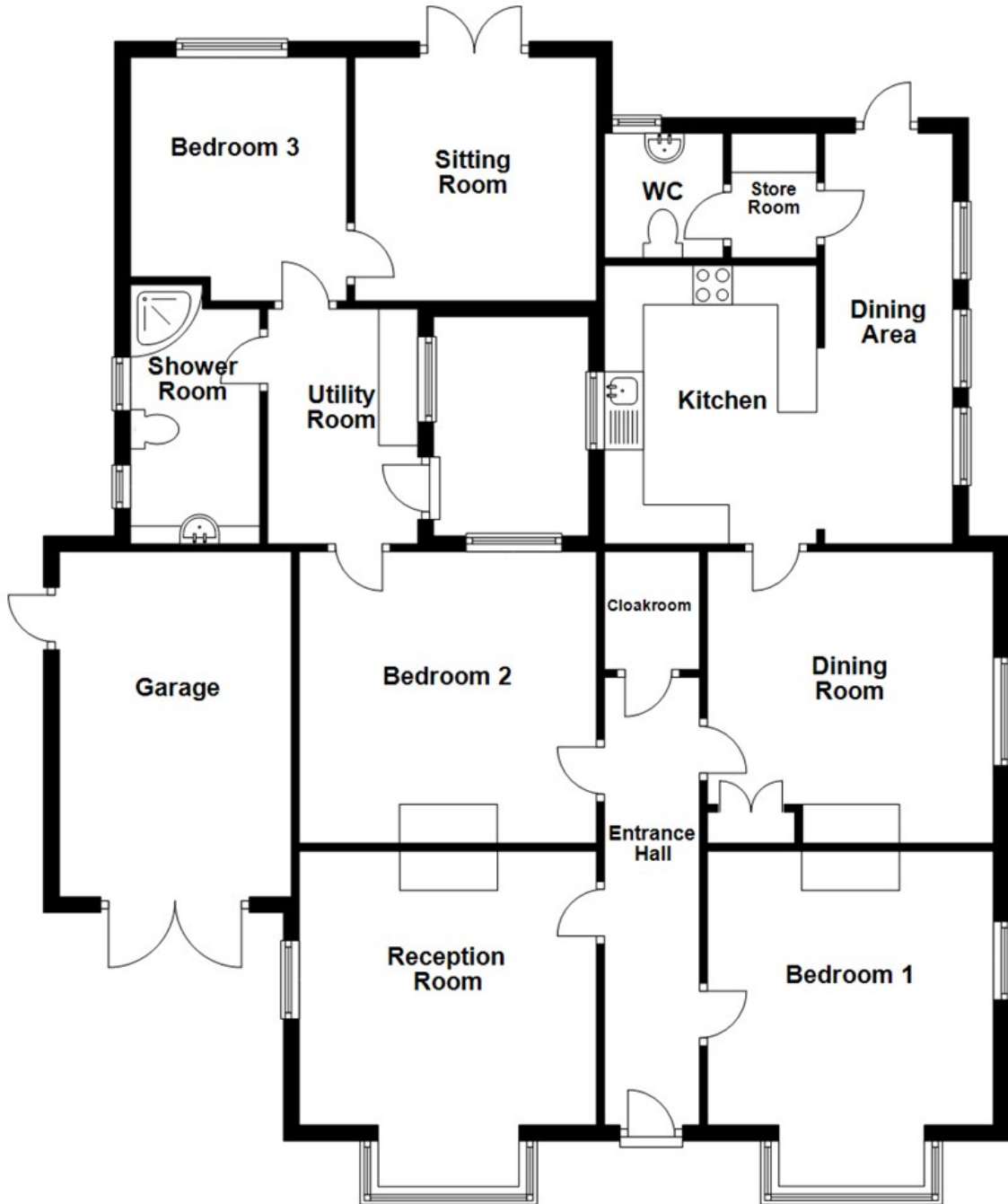






Ground Floor

Approx. 134.6 sq. metres (1449.2 sq. feet)



Total area: approx. 134.6 sq. metres (1449.2 sq. feet)

Directions

From our Mablethorpe office head North to the traffic lights then turn left onto the High Street. Continue along this road until you reach the primary school then follow the road around to the right onto Alford Road. Number three can be found on your left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-60) D		75
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-60) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

