



CHOICE PROPERTIES

Estate Agents

109 Golf Road,
Mablethorpe, LN12 1LH

Reduced To £294,950



Choice Properties are delighted to bring to the market this spacious three bedroom detached bungalow which sits on a sizeable plot of attractive and well established gardens. The property further benefits from generously sized rooms and has been beautifully maintained throughout. This fantastic bungalow is positioned in a most sought after location, just a short distance from the award winning beaches. Viewing is highly advised.

The well maintained accommodation comprises:

Hall

2'10" x 10'4"

Two built in storage cupboards - one housing the wall mounted combination boiler and programming controls, thermostat controls, loft access.

Reception Room

16'1" x 11'7"

Gas fire set into featured surround, TV Aerial point, telephone point, light and airy room with dual aspect windows, sliding patio door to rear aspect leading into the garden.

Kitchen

10'3" x 11'6"

Fitted with a range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, cooker point with featured extractor over, space for fridge/freezer, plumbing for a washing machine, space for a tumble dryer, partly tiled walls.

Bedroom 1

11'7" x 12'8"

Spacious double bedroom, built in storage cupboard, bay window to the front aspect.

Bedroom 2

11'2" x 8'11"

Spacious double bedroom, built in storage cupboard.

Bedroom 3

8'0" x 8'4"

Spacious single bedroom.

Shower Room

6'11" x 9'0"

Fitted with a three piece suite comprising large shower cubicle with mains shower over, wash hand basin set into featured vanity unit, w.c., partly tiled walls.

WC

3'2" x 5'4"

Fitted with a two piece suite comprising wash hand basin set into vanity unit, w.c., tiled splash backs.

Driveway

Spacious sweeping driveway providing off road parking for several vehicles.

Garage

Up and over door, power and lighting.

Garden

The property stands proudly upon generously sized and well maintained gardens. The rear garden is mainly laid to lawn, privately enclosed with timber fencing and adorned with an abundance of established plants, trees and shrubbery to the borders. There is also a spacious paved patio seating area, ideal for relaxing or dining alfresco. A timber gate to the side provides access to the front.

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.

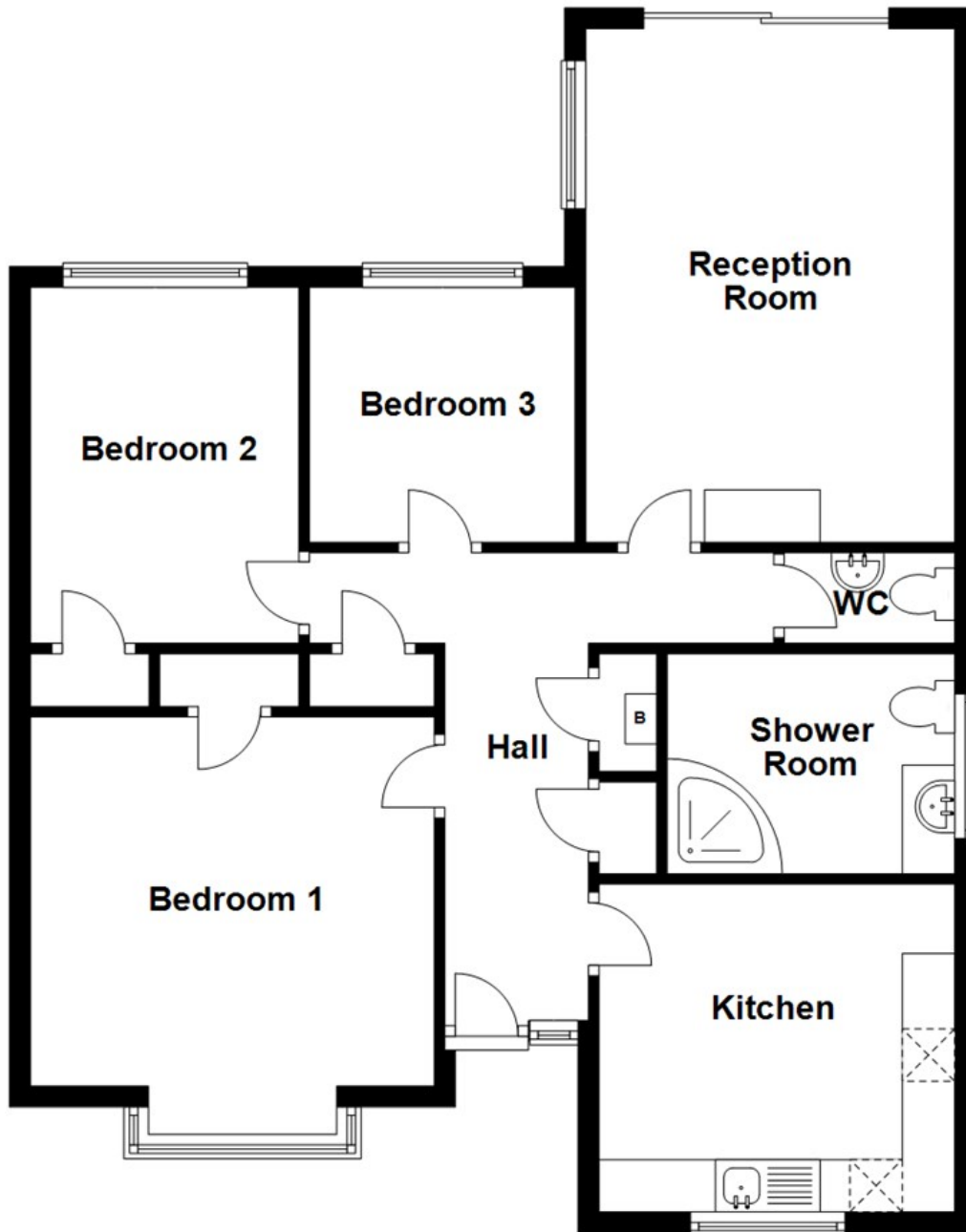
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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

Approx. 80.7 sq. metres (868.8 sq. feet)



Total area: approx. 80.7 sq. metres (868.8 sq. feet)

Directions

From our Mablethorpe office head north along Victoria Road to the traffic lights. At the traffic lights turn left onto the High Street. Follow along onto Alford Road and Golf Road can be found to your right.

