



CHOICE PROPERTIES

Estate Agents

5 The Forges High Street,
Mablethorpe, LN12 1EH

Reduced To £240,000



It is a pleasure for Choice Properties to bring to the market this spacious and beautifully presented three bedroom detached bungalow, situated in a most sought after location, just a short walk from the local amenities and Mablethorpe's award winning beaches. This fantastic bungalow further benefits from a driveway, garage, car port and well tended privately enclosed garden to the rear. Viewing is highly advised.

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

Entrance Hall

4'11" x 13'11"

Spacious and light hallways, built in storage cupboard housing the wall mounted combination boiler, built in utility storage - with plumbing for a washing machine.

Kitchen

11'0" x 13'11"

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 extractor hood over, space for fridge/freezer, wall mounted fuse box, partly tiled walls, telephone point, door to:-

Reception Room

18'8" x 12'8"

Bay window to front aspect, TV Aerial point, telephone point, ample space for a dining table.

Conservatory

7'10" x 9'2"

Triple aspect windows, polycarbonate roof, French double opening patio doors leading into the enclosed rear garden.

Bedroom 1

15'8" x 8'10"

Spacious double bedroom overlooking the rear garden.

Bedroom 2

12'3" x 8'8"

Double bedroom, door leading into the conservatory.

Bedroom 3

12'3" x 8'9"

Double bedroom overlooking the rear garden.

Bathroom

5'6" x 8'9"

Fitted with a modern three piece suite comprising panelled bath with mixer taps and mains Waterfall shower over, wash hand basin with mixer taps set into vanity unit, dual flush w.c, extractor fan, mermaid board to the walls.

Driveway & Carport

Paved driveway providing off road parking for several vehicles.

Garden

To the rear of the property is a privately enclosed garden with fencing and hedging to the boundaries. The garden is partly paved and partly laid to lawn and features an abundance of plants, trees and shrubbery throughout. A timber gate to the side of the bungalow provides access to the carport and garage.

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.

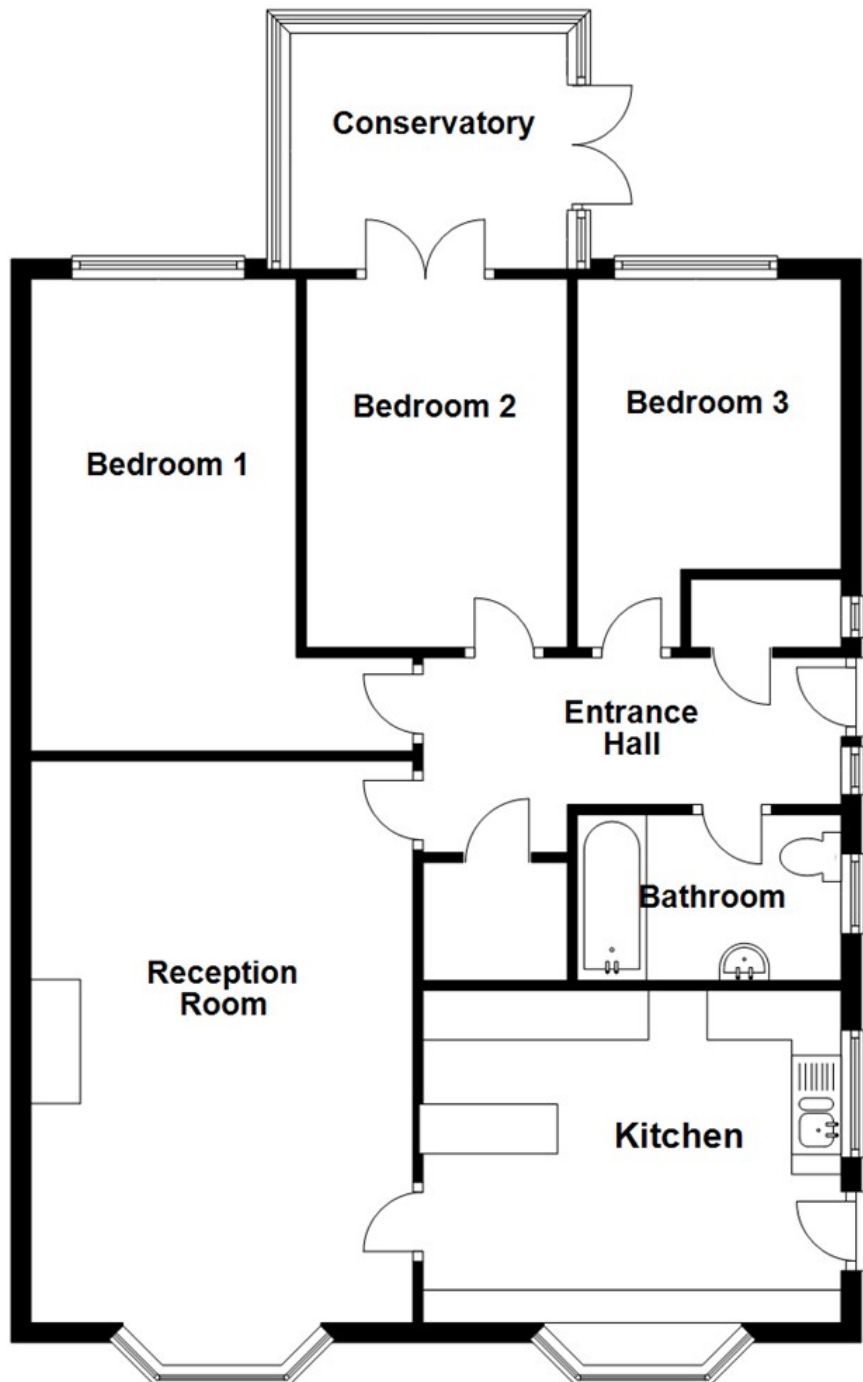
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you

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 North along Victoria Road, at the traffic lights turn left onto the High Street. Carry on along the High Street and after the turning for Mayflower Way you will see, set back from the road, a row of 6 bungalows called 'The Forges'.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(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 ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

