



# CHOICE PROPERTIES

*Estate Agents*

7 Somersby Avenue,  
Mablethorpe, LN12 1HH

Reduced To £159,950



Choice properties are delighted to bring to the market this two bedroom detached bungalow conveniently positioned within walking distance from the beach, town and local amenities. The property further benefits from a generously sized garden and is being offered with no upper chain. Viewing is highly recommended.

The well laid out and abundantly light and bright accommodation comprises:

### **Entrance lobby**

Door to:-

### **Reception**

11'0" x 13'6"

Bow window to front aspect, wall mounted electric feature fireplace, T.V. aerial point. Telephone point, electric consumer unit, opening leading through to:

### **Kitchen**

12'9" x 10'4"

Fitted with a range of wall and base units with solid wood work surfaces over, integrated electric oven and hob with filter hood over, plumbing for washing machine, part tiled walls, gas combination boiler which supplies the central heating and hot water, access to the loft area, door leading out to the rear garden.

### **Bedroom 1**

13'9" x 9'7"

Bow window to front aspect, double bedroom.

### **Bedroom 2**

10'0" x 9'7"

Double opening French patio doors leading into the rear garden.

### **Shower room**

6'0" x 5'10"

Fitted with a three piece suite comprising shower cubicle with electric shower over, pedestal wash hand basin with single taps, close coupled wc, mostly tiled walls, chrome heated towel rail.

### **Driveway**

Block paved driveway to the front of the property providing off road parking.

### **Garden**

To the rear of the property you will find a generously sized garden which is laid to lawn with a variety of plants, trees and shrubbery to the borders and enclosed with timber fencing to the boundaries. To the side is a block paved path with gated access providing access to the front. There is also a brick built store to the rear.

### **Tenture**

Freehold.

### **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.

### **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.

### **Council tax band**

Local Authority - East Lindsey District Council,

Tedder Hall,

Manby Park,

Louth,

LN11 8UP

Tel. No. 01507 601 111

Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

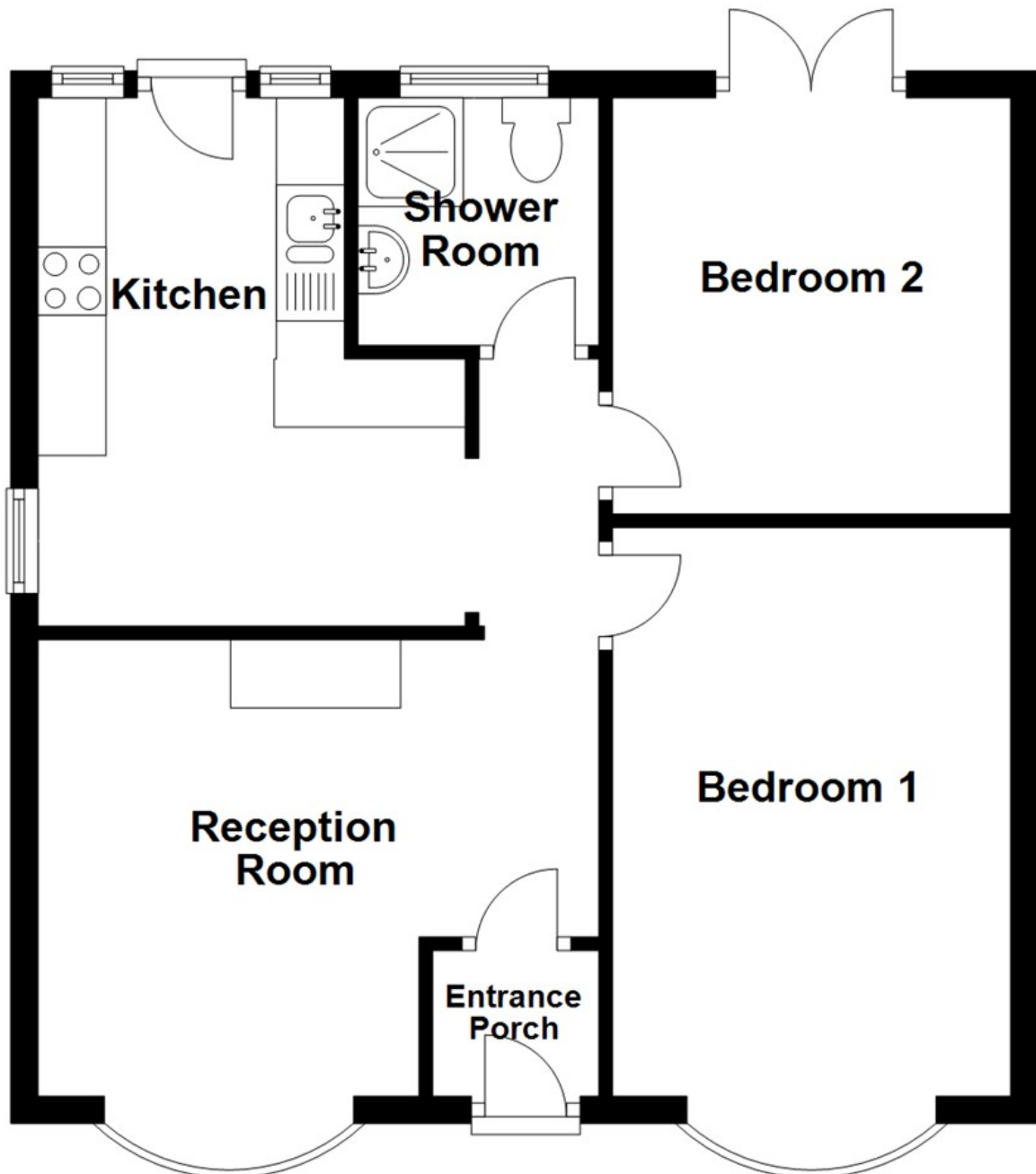
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B

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 to the traffic lights, turn left onto the High Street then right onto Wellington Road. Take your first right onto Tennyson Road then left onto Somersby Avenue, number 7 can be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			54
(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	

