



# CHOICE PROPERTIES

*Estate Agents*

1 Bradley Close,  
Mablethorpe, LN12 1FD

Reduced To £169,950



Choice Properties are delighted to offer for sale this three bedroom (one en suite) semi detached new build house completed to a high specification and to include £2,000 of flooring to be fitted by the seller. This superb property is located in a prime position close to local amenities and only a short distance from award winning beaches.

The property has the benefit of Gas central heating and UPVC double glazing. Internally the well laid out accommodation consists of:

### **Entrance Porch**

6'6" x 6'10"

Composite front door leading into the entrance porch with a door to:

### **Kitchen/Dining Room/Reception Room**

23'3" x 19'04"

Open Plan Kitchen/Dining Room/Reception Room comprising - Kitchen Area:

Fitted with a range of wall and base units with worktops over, one bowl stainless steel sink with drainer and mixer tap, four ring induction hob with extractor hood over, integrated electric oven, space for either a tumble dryer or dishwasher, plumbing for a washing machine, part tiling to the walls, space for a freestanding/fridge/freezer, inset spot lighting and the kitchen also houses the wall mounted 'Ideal Instinct 2' combination boiler; supplying both the central heating and hot water systems.

Living area:

Fitted with double opening 'French' doors to the garden, a TV aerial and telephone point, ample space for a dining table and stairs to the first floor.

### **WC**

5'8" x 3'3"

Fitted with a WC with dual flush button, pedestal hand wash basin with mixer tap, tiled flooring, a 'Monsoon' extractor fan, heated towel rail and the wall mounted consumer unit.

### **Landing**

8'2" x 7'1"

With access to the loft and doors leading to:

### **Bedroom 1**

9'03" x 11'10"

Spacious double bedroom with a door to the en-suite shower room.

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

5'4" x 6'3"

Fitted with a three-piece suite comprising a shower cubicle with a mains fed shower over, pedestal hand wash basin with mixer tap and a WC with dual flush button, tiled splashbacks, heated towel rail, tiled flooring and a 'Monsoon' extractor fan.

### **Bedroom 2**

7'09" x 10'09"

Double bedroom.

### **Bedroom 3**

8'0" x 7'1"

### **Bathroom**

5'11" x 8'2"

Fitted with a three-piece suite comprising a bath tub with single hot and cold taps, pedestal hand wash basin with mixer tap and a WC with dual flush button, part tiling to the walls, heated towel rail, tiled flooring and a 'Monsoon' extractor fan.

### **Driveway**

Paved driveway providing off road parking for two vehicles.

### **Garden**

To the rear of the property, you can access your garden via a shared alleyway. The garden is privately enclosed with timber fencing to the boundaries and is laid to lawn. The rear garden also benefits from a paved patio area.

### **Tenure**

Freehold.

### **Opening hours**

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

### **Viewing arrangements**

By appointment through Choice Properties on 01507 472016.

### **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**

To be confirmed.

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.

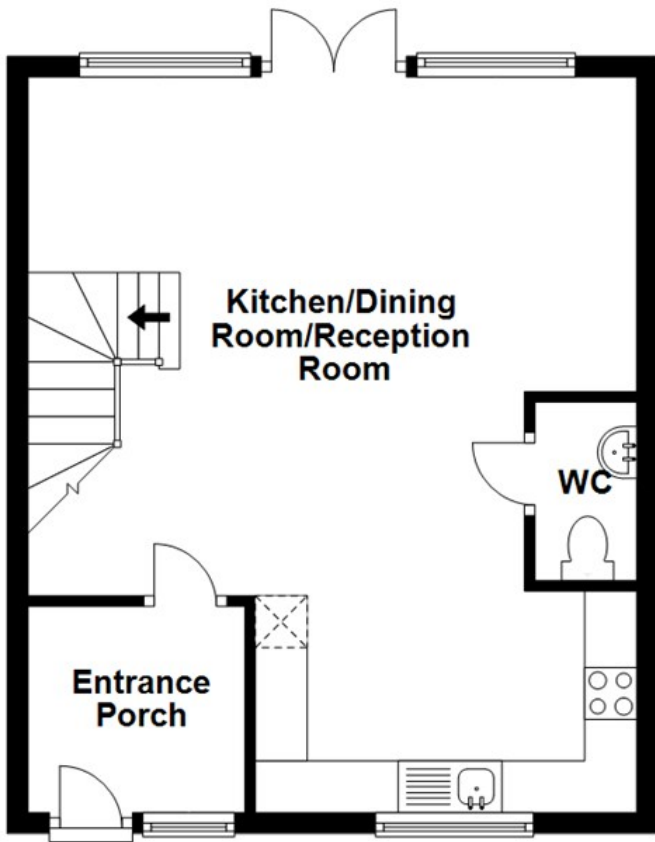






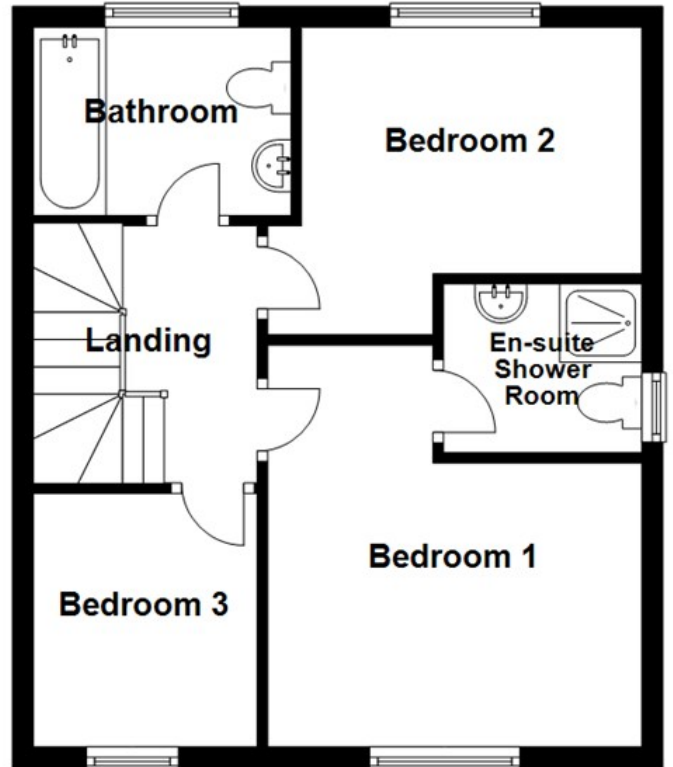
### Ground Floor

Approx. 41.5 sq. metres (446.9 sq. feet)



### First Floor

Approx. 40.6 sq. metres (437.3 sq. feet)



Total area: approx. 82.1 sq. metres (884.2 sq. feet)

# Directions

From our office head north along Victoria Road to the traffic lights. At the traffic lights turn left onto the High Street. Follow the High Street along onto Alford Road and turn right onto Tuplin Road, Centenary Close can be found a short way along on your right hand side. Turn down Centenary Close and the development can be found adjacent to number 22.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			82
(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 <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	

