



# CHOICE PROPERTIES

*Estate Agents*

7 Bradley Close,  
Mablethorpe, LN12 1FD

Reduced To £174,950



Choice Properties are delighted to offer for sale this three bedroom (one en suite) semi detached new build house completed to a high specification. 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:

### **Hallway**

Front composite door leading into hallway, which features stairs to the first floor and doors leading to:

### **Reception Room**

10'7" x 15'6"

Light and airy reception room, benefiting from double opening 'French' doors out into the Garden and an open play style with the:

### **Dining Area**

8'2" x 8'2"

Providing ample space for a dining table and an opening through to the:

### **Kitchen**

10'3" x 8'2"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring induction hob with a stainless steel extractor hood over, integral electric oven, inset spot lighting, part tiling to the walls, spaces for freestanding and under-counter appliances and the kitchen also houses the wall mounted gas combination boiler; supplying both the central heating and hot water systems.

### **WC**

7'2" x 3'2"

Fitted with a WC with dual flush button and a pedestal hand wash basin with mixer tap, tiled flooring and tiled splashback.

### **Landing**

With loft access and doors leading to:

### **Bedroom 1**

12'5" x 11'1"

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

### **En-suite shower room**

Fitted with a three piece suite comprising a tiled shower cubicle with a mains fed shower over, pedestal hand wash basin with mixer tap and WC with dual flush button, tiled flooring.

### **Bedroom 2**

12'4" x 8'6"

Double bedroom.

### **Bedroom 3**

8'4" x 6'8"

### **Bathroom**

6'4" x 8'2"

Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps, pedestal hand wash basin with mixer tap and WC with dual flush button, tiled splashbacks.

## **Garden**

To the rear of the property you will find a privately enclosed garden laid to lawn with timber fencing to the boundaries. The rear garden additionally benefits from a paved patio area.

## **Tenure**

Freehold.

## **Viewing arrangements**

By appointment through Choice Properties on 01507 472016.

## **Opening hours**

Monday to Friday 9.00am to 5.00pm

Saturday 9.00am - 3.00pm

## **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.

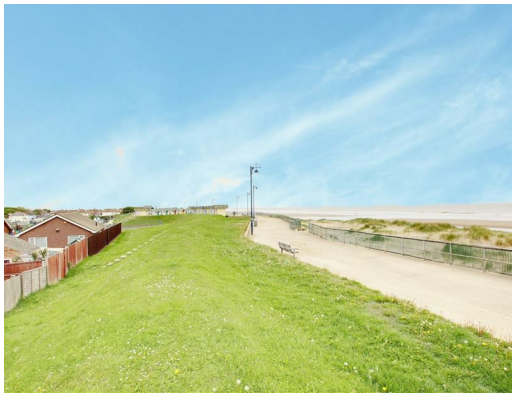
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

## **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.

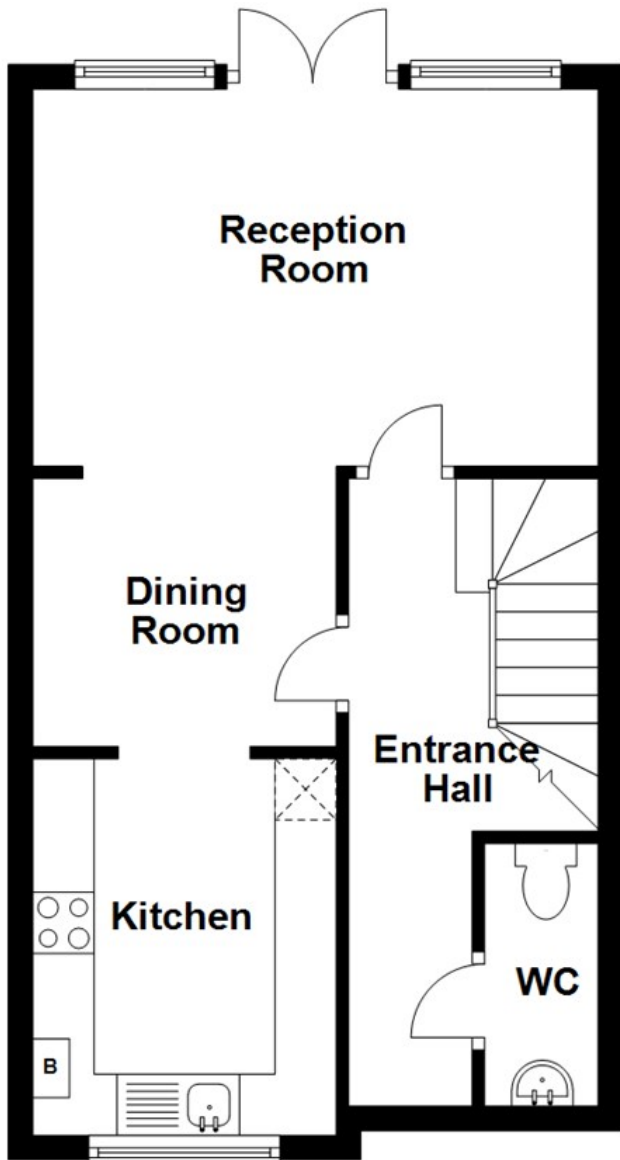






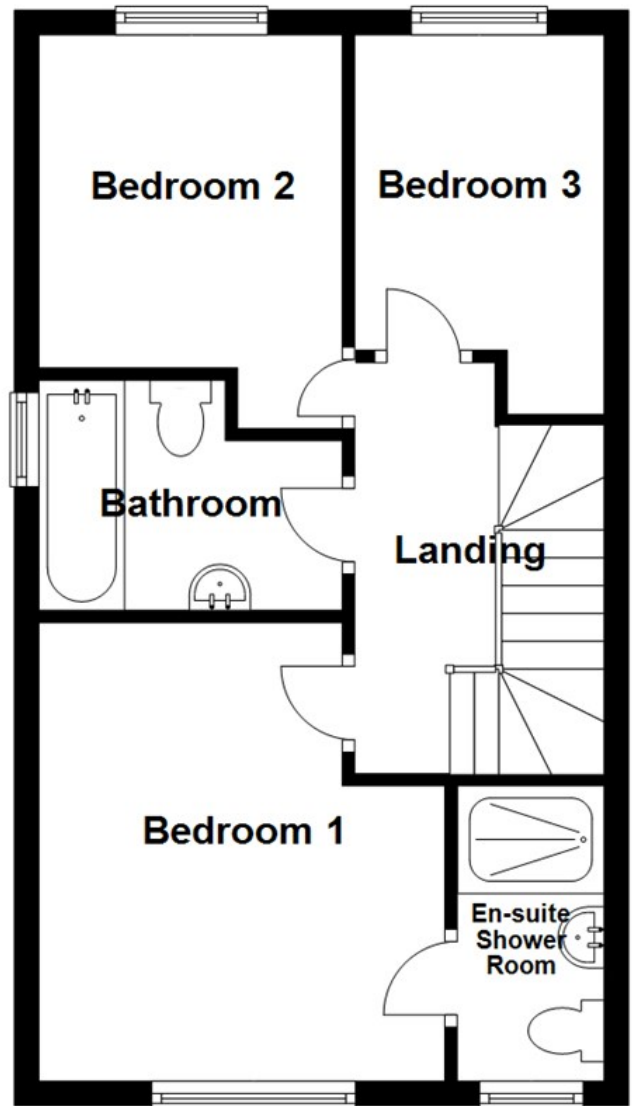
## Ground Floor

Approx. 38.9 sq. metres (419.0 sq. feet)



## First Floor

Approx. 39.4 sq. metres (424.5 sq. feet)



Total area: approx. 78.4 sq. metres (843.5 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			95
(81-91) B		83	
(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	

