



# CHOICE PROPERTIES

*Estate Agents*

74 Victoria Road,  
Mablethorpe, LN12 2AJ

Reduced To £315,000



It is a pleasure for Choice Properties to bring to the market this expansive detached four bedroom dormer bungalow, offered with no onward chain. Boasting generously proportioned room sizes and privately enclosed garden, this characterful property is conveniently located close to the local amenities and only a stones throw from the 'Blue Flag' award winning golden sandy beaches of Mablethorpe. Early viewing is advised.

The generously proportioned accomodation comprises:

### **Entrance Hall**

25'2" x 8'8"

Front uPVC door leading into the entrance hall; fitted with laminate flooring, stairs to the first floor and doors leading to:

### **Reception Room**

20'11" x 11'11"

Light and airy reception room with double aspect windows and fitted with an electric feature fireplace set in a feature surround, laminate flooring and a TV aerial.

### **Kitchen**

14'1" x 9'3"

Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, four ring induction hob with extractor hood over, space for a freestanding dishwasher, space for an freestanding under-counter fridge, space for a freestanding 'American' style fridge/freezer, plumbing for a washing machine, tiled flooring and part tiling to the walls and a door leading to:

### **Conservatory**

10'11" x 18'2"

Benefiting from triple aspect windows, a apex polycarbonate roof, tiled flooring and both a single uPVC door and double opening 'French' doors to the garden.

### **Bedroom 3**

12'3" x 9'11"

Double bedroom fitted with a variety of double opening fitted wardrobes, storage up and around the bed frame, two wall lights and a TV aerial.

### **Bedroom 4**

12'7" x 9'11"

Double bedroom.

### **Shower Room**

9'10" x 6'8"

Fitted in a wet room design with an 'Impulse' electric shower, pedestal hand wash basin with single hot and cold taps and a WC with cistern lever, tiling to the walls and a built in storage cupboard with sliding door.

### **Bedroom 1**

15'0" x 6'7"

Remarkably spacious double bedroom providing loft access and a door leading to a en-suite WC, and a cupboard housing the wall mounted boiler.

### **Bedroom 2**

15'0" x 9'11"

Spacious double bedroom with a pedestal hand wash basin with single hot and cold taps, shower cubicle and two built in storage cupboards.

### **Driveway**

Block paved driveway providing off road parking.

### **Garage**

With double opening front doors.

## **Garden**

To the rear of the property you will find a sizeable and private enclosed garden, laid to lawn with timber fencing to the boundaries. Around the rear garden you will find a variety of well established trees and shrubs, and there is also a paved patio seating area to be enjoyed.

## **Tenure**

Freehold.

## **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.

## **Council tax band**

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

LN9 6PH

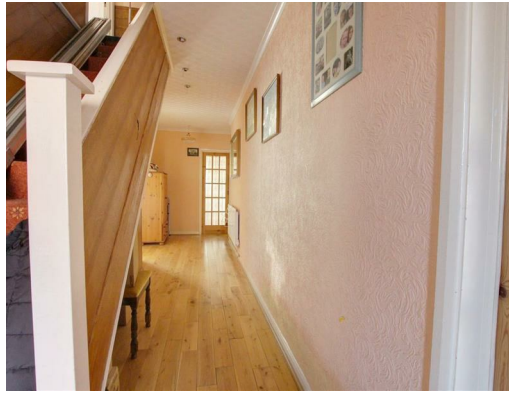
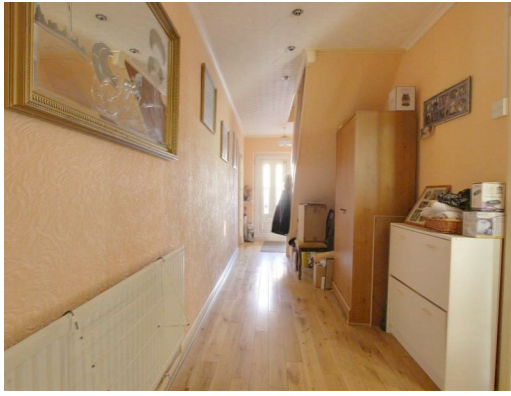
Tel. No. 01507 601 111

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

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

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.







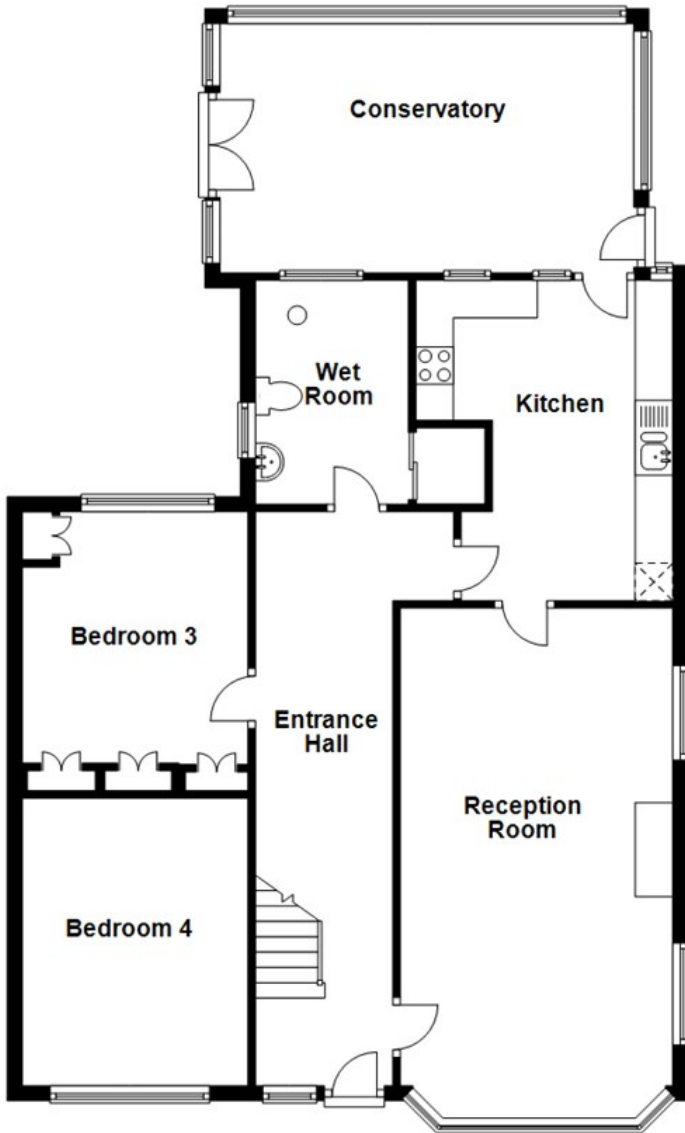






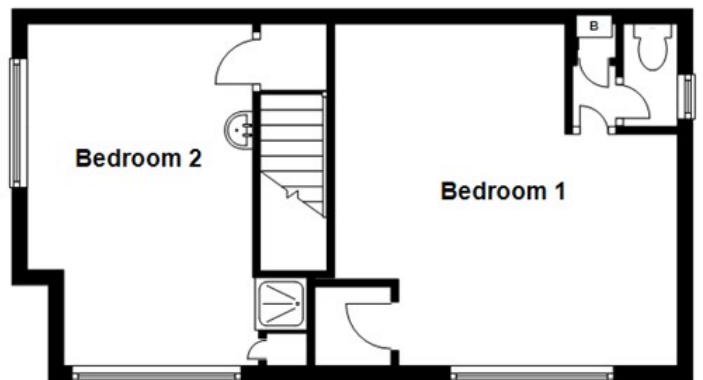
### Ground Floor

Approx. 103.1 sq. metres (1110.2 sq. feet)



### First Floor

Approx. 39.0 sq. metres (419.8 sq. feet)



Total area: approx. 142.1 sq. metres (1529.9 sq. feet)



# Directions

From our Mablethorpe office head along Victoria Road towards The Eagle Hotel, 74 Victoria Road can be found on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			67
(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	

