



# CHOICE PROPERTIES

*Estate Agents*

Lancaster House Golf Road,  
Mablethorpe, LN12 1EP

Reduced To £195,000



Welcome to Golf Road, Mablethorpe - a charming location that offers the perfect blend of tranquillity and convenience. This delightful detached bungalow boasts a cosy reception room, two bedrooms, and stylish kitchen. Situated in a sought-after area, this property offers open views that are sure to captivate your heart. Early viewing is highly advised.

Offering a Hive heating system throughout with desirable layout, the abundantly light and well maintained accommodation comprises:-

### **Hallway**

Spacious hallway, loft access, built in storage cupboard housing the consumer unit and fuse box, telephone point.

### **Kitchen**

14'2" x 7'5"

Fitted with a modern range of wall and base units with worktops over and featured plinth lighting, one and a half bowl resin sink unit with drainer and stainless steel mixer taps, integral double cooker, four ring electric hob with featured extractor over, integral dish washer, space for fridge freezer, plumbing for a washing machine, space for a tumble dryer, breakfast bar, cupboard housing wall mounted 'Worcester' combination boiler.

### **Reception Room**

13'0" x 11'9"

Light and airy reception room, French double opening patio doors to the rear aspect overlooking the beautiful rear garden, featured ceiling fan lighting with remote control.

### **Bedroom 1**

14'2" x 11'9"

Remarkably spacious double bedroom with dual aspect windows, TV Aerial point, featured ceiling fan lighting with remote control.

### **Bedroom 2**

13'0" x 7'5"

Spacious double bedroom overlooking views of the garden, featured ceiling lighting with remote control.

### **Bathroom**

6'7" x 8'2"

Fitted with a modern three piece suite comprising P-Shaped panelled bath with stainless steel mixer taps and mains shower over, wash hand basin with mixer taps set into vanity unit, dual flush w.c., heated towel rail.

### **Driveway**

Paved driveway providing off road parking, external power point, electric car charging point to the front.

### **Garage**

19'08" x 9'01"

Electric roller door, power and lighting.

### **Garden**

To the rear of the property you will find an attractive and beautifully maintained rear garden which is privately enclosed with timber fencing to the boundaries. The garden is partly laid to lawn but also features several paved patio seating areas, which are ideal for outdoor entertainment and relaxing in the sunshine. A selection of established plants, trees and shrubbery adorn the borders of the garden. A timber gate to the side of the property provides access to the front driveway. There are outdoor security lights surrounding the property and double weatherproof power socket.

### **Tenure**

Freehold

## **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.

## **Viewing arrangements**

Viewing 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.

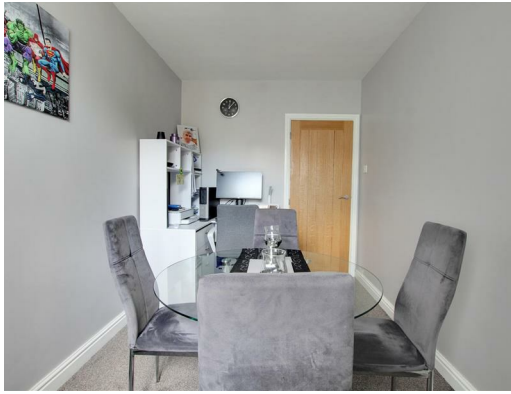
## **Opening hours**

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

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

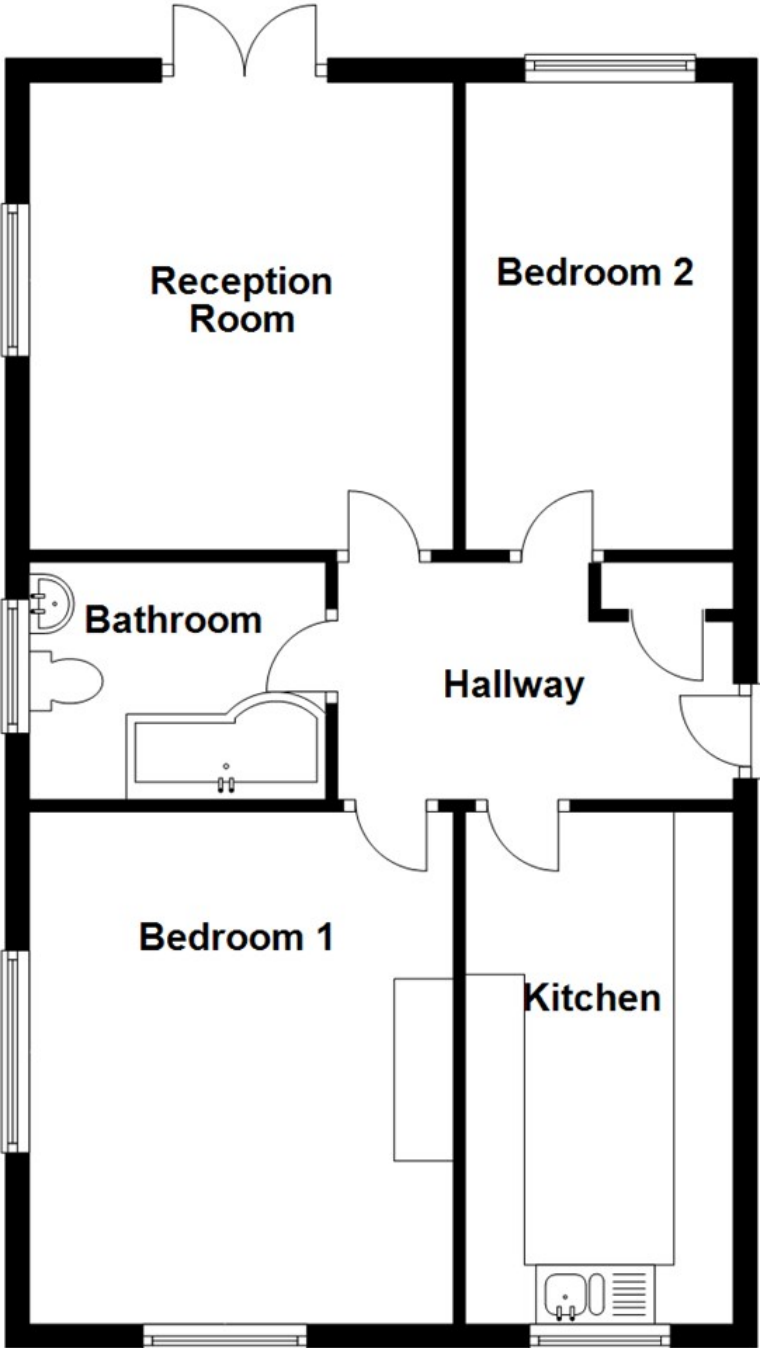
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**Ground Floor**



# Directions

From our Mablethorpe office head north along Victoria Road to the traffic lights. At the traffic lights turn left onto the High Street. Follow along onto Alford Road and Golf Road can be found to your right. Lancaster House is situated a short distance along on your right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-60) D		67
(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		
(55-60) 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	

