



# CHOICE PROPERTIES

*Estate Agents*

169 Golf Road,  
Mablethorpe, LN12 1EZ

Reduced To £169,950



It is a pleasure for Choice Properties to bring to the market this superb and spacious bungalow which offers a large master bedroom as well as a loft room. This fantastic property additionally benefits from a conservatory and low maintenance front and rear gardens and is further offered with no upper chain.

The well laid out accommodation boasts generously proportioned room sizes and comprises:

### **Entrance Hall**

7'0" x 6'1"

Wall mounted fuse box.

### **Kitchen**

10'7" x 9'3"

Fitted with a stylish range of wall and base units with worktops over, one bowl porcelain sink unit with drainer and stainless steel mixer taps, integral double cooker, integral slim line dishwasher, integral fridge/freezer, four ring electric hob with extractor over, tiled walls and flooring, sliding doors into:-

### **Conservatory**

5'11" x 18'8"

Polycarbonate roof, heating, patio door to rear aspect into garden.

### **Reception Room**

15'11" x 12'3"

Bow window to front aspect, gas feature fire set into marble surround with wooden mantle and marble hearth, TV Aerial point, telephone point.

### **Utility Room**

6'6" x 6'1"

Plumbing for a washing machine, one bowl stainless steel unit with drainer and mixer taps, part tiled walls, base units with worktops over.

### **Lobby**

3'11" x 2'10"

Loft access leading to loft room where there is also the wall mounted combination boiler located.

### **Bedroom**

14'10" x 9'1"

Double bedroom, TV Aerial point.

### **Loft Room**

8'6" x 11'4"

Wall mounted combination boiler.

### **Shower Room**

6'1" x 6'1"

Fitted with a modern three piece suite comprising double shower cubicle with waterfall mains shower over and also separate electric shower, wash hand basin with mixer tap and wc set into vanity unit, inset spotlighting to the ceiling, tiled walls and flooring, heated towel rail.

### **Driveway**

Providing off street parking for several vehicles and also sheltered parking underneath the car port.

### **Garage**

19'4" x 8'3"

Up and over door, power and lighting, pedestrian door to the side aspect.

## **Garden**

The front of the property is mainly gravelled with a variety of plants and hedging decorating the borders. To the rear of the property you will find a privately enclosed garden which is predominately laid with artificial lawn with gravelled borders and timber fenced boundaries. There is a paved patio seating area ideally positioned to benefit from the sunshine. The garage can also be accessed through the garden via the door to the side.

## **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 A.

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.

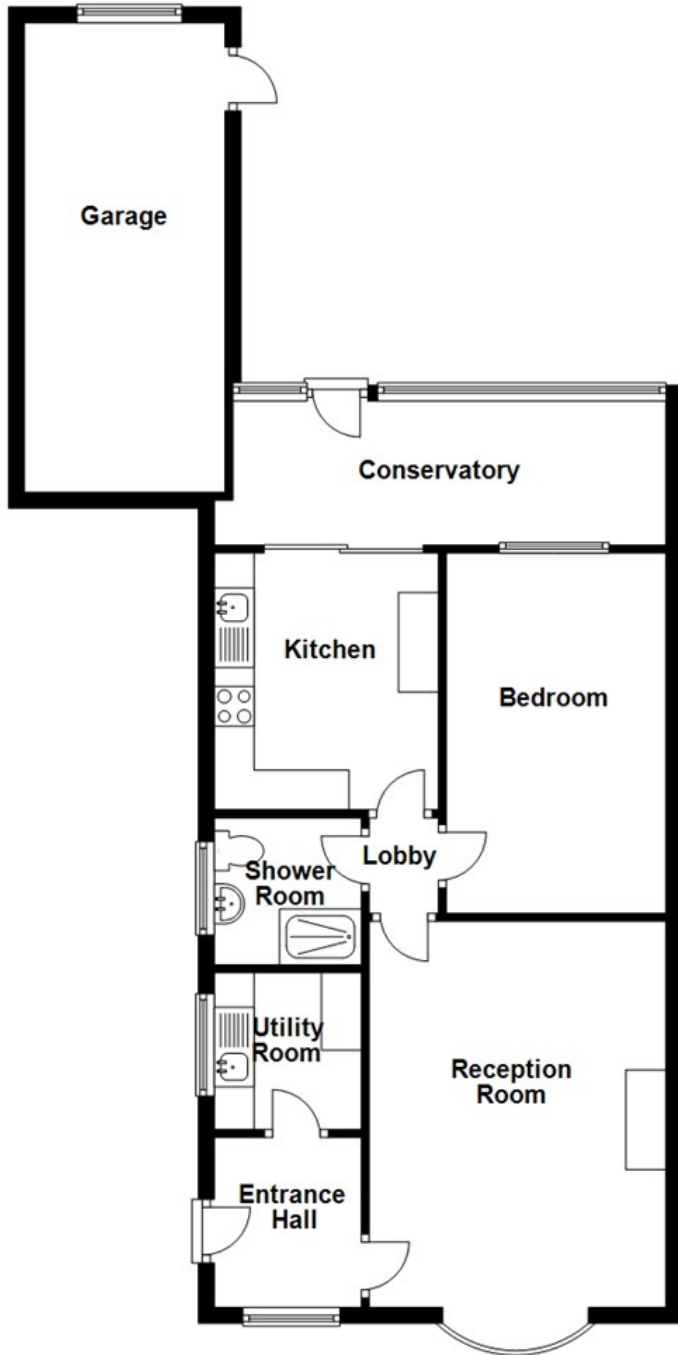






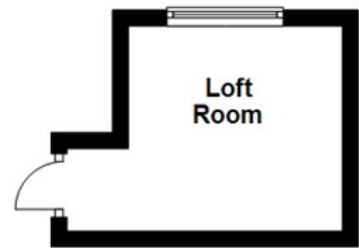
### Ground Floor

Approx. 79.7 sq. metres (857.4 sq. feet)



### First Floor

Approx. 7.7 sq. metres (83.4 sq. feet)



Total area: approx. 87.4 sq. metres (940.8 sq. feet)

# 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. Number 169 Golf Road is situated about halfway along on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			69
(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	

