



CHOICE PROPERTIES

Estate Agents

6 Lindum Terrace Quebec Road,
Mablethorpe, LN12 1QT

Reduced To £159,950



Choice Properties are delighted to offer for sale this spacious three bedroom semi detached bungalow conveniently positioned a stones throw from the beach and only a short walk from the local amenities. Offered with no onward chain, early viewing is advised to avoid missing out!

The well laid out accommodation comprises:

Kitchen

5'10" x 13'9"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, spaces for a freestanding fridge/freezer and a freestanding cooker, plumbing for a washing machine, laminate flooring, a 'Manrose' extractor fan and a side uPVC door.

Hallway

5'10" x 7'1"

With laminate flooring, access to the loft and doors to:

Reception Room

17'3" x 11'0"

uPVC front door leading into the light and airy reception room with a large picture window to front aspect, electric feature fireplace set in a feature surround, TV aerial and a telephone point.

Bedroom 1

10'4" x 10'0"

Double bedroom with a TV aerial.

Bedroom 2

10'0" x 10'0"

Double bedroom.

Bedroom 3

10'0" x 7'3"

Third bedroom that could additionally be used as a home study or dining room housing the wall mounted 'Ideal Logic Combi c24' combination boiler; supplying both the central heating and hot water systems.

Bathroom

6'7" x 6'4"

Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, part tiling to the walls.

Driveway

Providing parking for several vehicles.

Garden

To the side and rear of the property you will find a privately enclosed garden, laid with paving and shingle for ease of maintenance with timber fencing to the boundaries. The garden additionally benefits from a useful timber shed and raised beds displaying an array of well presented plants and shrubs.

Tenure

Freehold.

Viewing Arrangements

Viewing 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 on 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 regulations 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

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

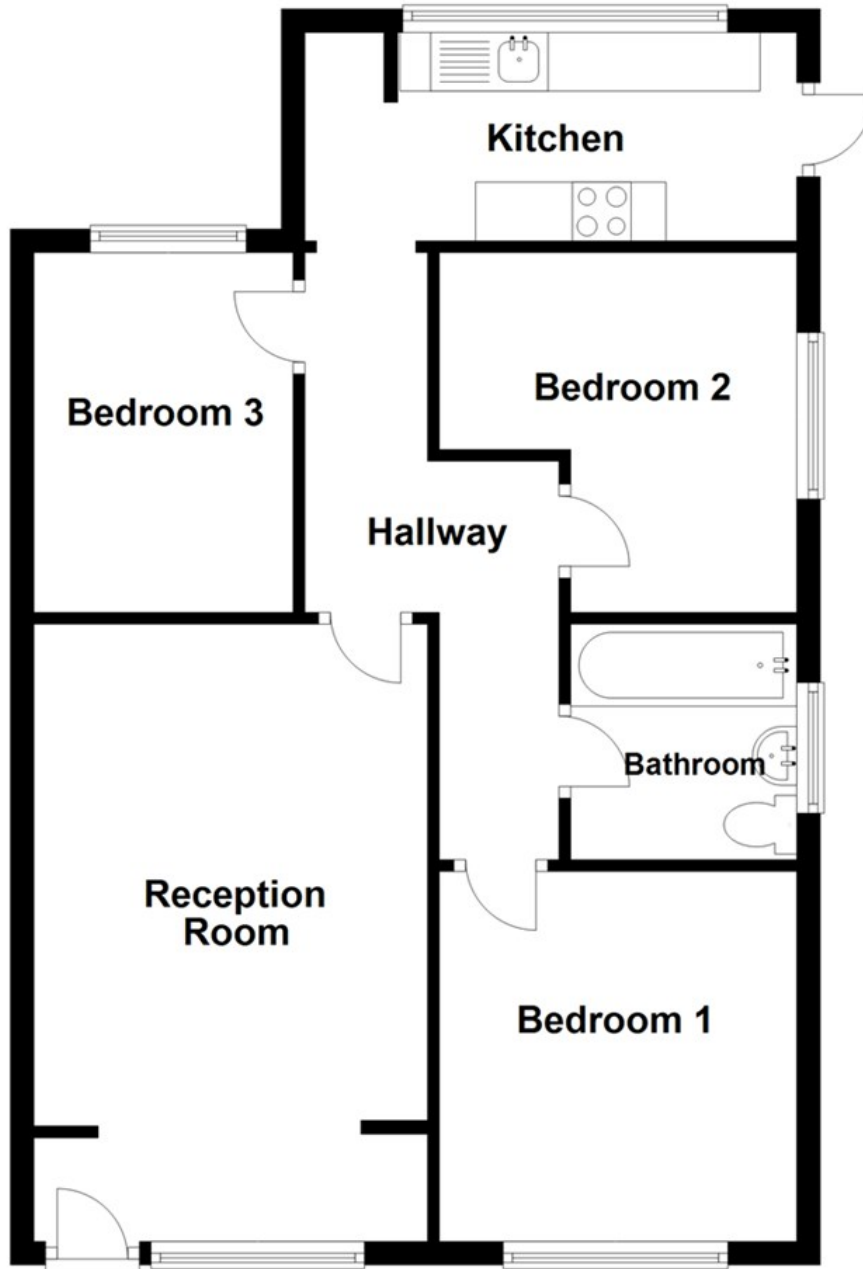
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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. 62.6 sq. metres (673.4 sq. feet)



Total area: approx. 62.6 sq. metres (673.4 sq. feet)

Directions

Upon leaving our Mablethorpe office head North towards the traffic lights and turn right onto the High Street, at the pullover turn left onto Quebec Road. 6 Lindum Terrace can be found on your left hand side shortly after the junction with Golf Road.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

