



# CHOICE PROPERTIES

*Estate Agents*

6 Poplar Avenue,  
Mablethorpe, LN12 1QS

Price £275,000



Choice Properties are delighted to offer for sale this stylish and spacious three bedroom semi-detached bungalow, situated just a stones throw away from Mablethorpe's award winning beaches. This immaculately presented property further benefits from from a light and airy atmosphere throughout and stands proudly upon a generously sized plot to the rear. Viewing is most highly recommended.

Offering generously proportioned rooms throughout and a flexible layout, the abundantly light and beautifully maintained accommodation comprises:-

### **Hallway**

L-Shaped hallway, light and airy throughout.

### **Reception Room**

14'8" x 14'5"

Spacious reception room, built in storage cupboard housing the condenser boiler, TV Aerial point, telephone point, double opening doors opening into the rear lobby and door opening into:-

### **Kitchen**

22'11" x 5'1"

Fitted with a stylish range of wall and base units with worktops over, one bowl stainless steel sink unit with drainer and mixer taps, space for fridge/freezer, cooker point, plumbing for a washing machine, partly tiled walls, door to:-

### **Utility/Store room**

9'8" x 5'1"

Fitted worktops, multi-purpose room.

### **Conservatory**

7'10" x 17'7"

Wood burner set into bricked surround with stone hearth and wooden mantle, inset spot lights to the ceiling, sliding patio doors leading out onto the spacious and attractive rear garden.

### **Store Room**

8'01" x 4'09"

With power and lighting, providing ample storage space.

### **Rear Lobby**

4'6" x 12'2"

Patio door leading out onto the rear garden.

### **Bedroom 1**

13'1" x 14'5"

Remarkably spacious double bedroom with plenty of lighting throughout.

### **Bedroom 2**

13'1" x 12'11"

Spacious double bedroom, electric feature fireplace set into featured surround.

### **Bedroom 3**

11'3" x 10'0"

Double bedroom.

### **Bathroom**

8'2" x 6'2"

Fitted with a modern three piece suite comprising panelled bath with mains shower attachment over, wash hand basin set into vanity unit, w.c., extractor, partly tiled walls, chrome heated towel rail.

### **WC**

Outdoor w.c. with lighting.

### **Driveway**

Paved driveway providing off road parking for several vehicles.

## **Garage**

With up and over door, power and lighting.

## **Garden**

The property is fronted by a gravelled garden edged by a low level brick wall. To the rear of the property you will find a fabulous garden. This large garden is mostly laid to lawn but also features a paved patio area and a decked seating area. Established plants and shrubs adorn the garden throughout and there is a further barked area which is an ideal place to display potted plants. This fantastic garden further benefits from a large timber outbuilding which lends itself to numerous uses, and spacious Aviary. This really is a gardeners dream!

## **Tenure**

Freehold.

## **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.

## **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.

## **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.

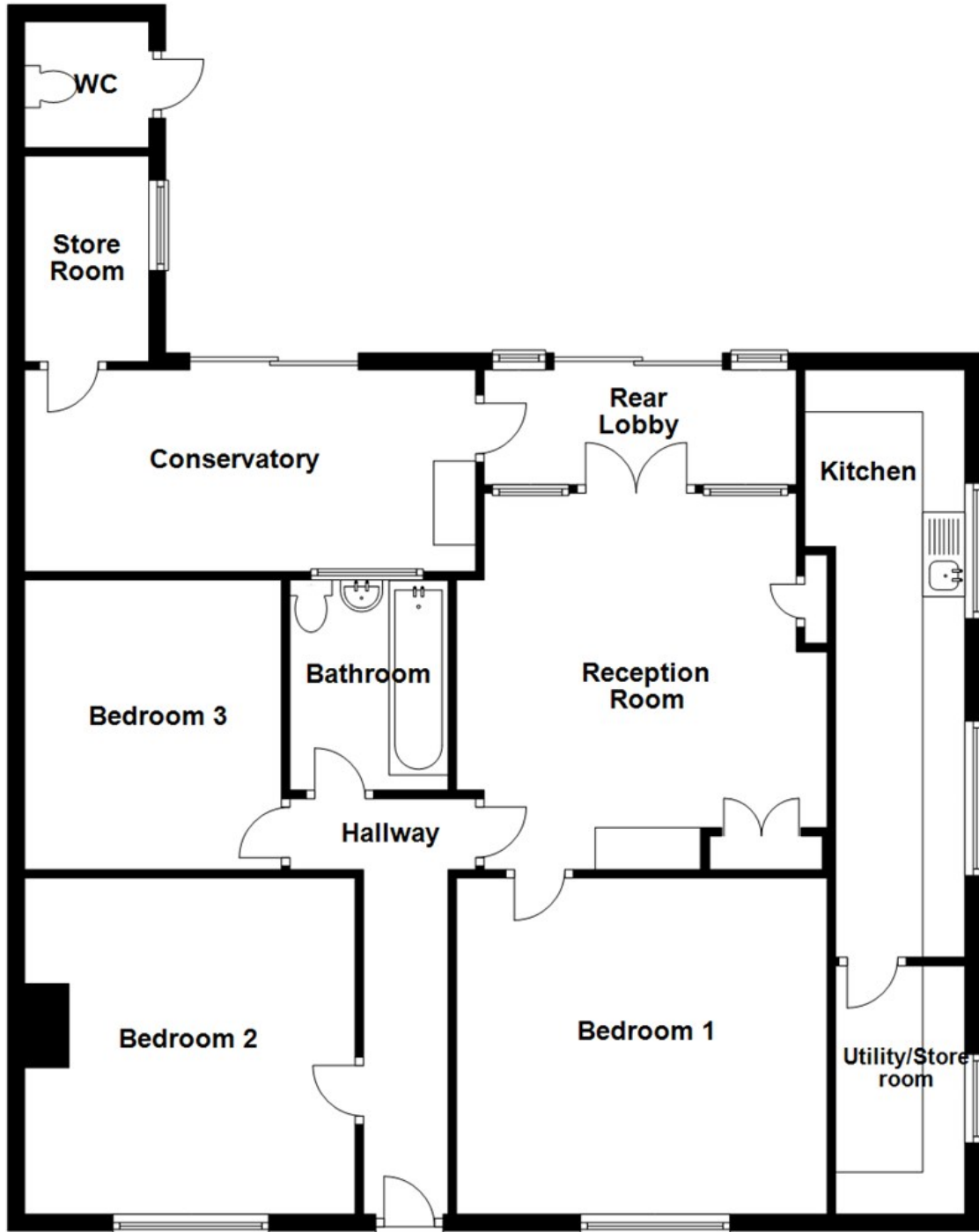
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## Ground Floor



# Directions

Upon leaving the Mablethorpe office head North towards the traffic lights and turn right onto the High Street, at the pullover turn left onto Quebec road. Travel along Quebec road and take the 2nd left turning into Links Avenue then immediately right into Cambridge Road North, continue to the bottom of Cambridge Road North and turn left onto Poplar Avenue. Number 6 can be found 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			63
(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	

