



CHOICE PROPERTIES

Estate Agents

63 Waterloo Road,
Mablethorpe, LN12 1JU

Reduced To £139,950



It is a pleasure for Choice Properties to bring to the market this two bedroom semi detached bungalow. Situated in a quiet residential, yet convenient position; only moments from both the beach and the local amenities, this is not one to be missed, further being offered with no onward chain, so early viewing is certainly advised!

The abundantly light and bright accommodation comprises:

Entrance Porch

2'0" x 4'0"

Double opening 'French' uPVC doors leading into the entrance porch with a door leading to:

Reception Room

12'11" x 13'3"

Light and airy reception room benefiting from double aspect windows and fitted with a gas fireplace set on a marble effect hearth, a telephone point and doors leading to:

Kitchen

7'6" x 9'2"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker and plumbing for a washing machine, part tiling to the walls, wall mounted thermostat, access to the loft, extractor vent and doors to the sun room and shower room.

Sun Room

9'8" x 8'3"

Benefiting from triple aspect windows, laminate flooring, plumbing for a washing machine/dishwasher, polycarbonate roof, power, radiator and a uPVC door to the garden.

Bedroom 1

9'6" x 9'11"

Double bedroom housing the wall mounted consumer unit. Door to:

Bedroom 2

10'11" x 9'11"

Double bedroom with a bay window to rear aspect.

Shower Room

7'6" x 5'6"

Fitted in a wet room design with an electric 'Mira Advance Flex' shower, pedestal hand wash basin with single hot and cold taps, WC with dual flush button, part tiling to the walls, a 'Monsoon' extractor fan and the shower room also houses the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

Driveway

Providing off road parking.

Garden

The property is fronted by a low level bricked wall enclosing a garden laid to lawn. To the rear of the property you will find a privately enclosed garden, paved for ease of maintenance with timber fencing to the boundaries. The rear garden further features an area laid with artificial turf, a useful timber shed and a composite storage box.

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

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

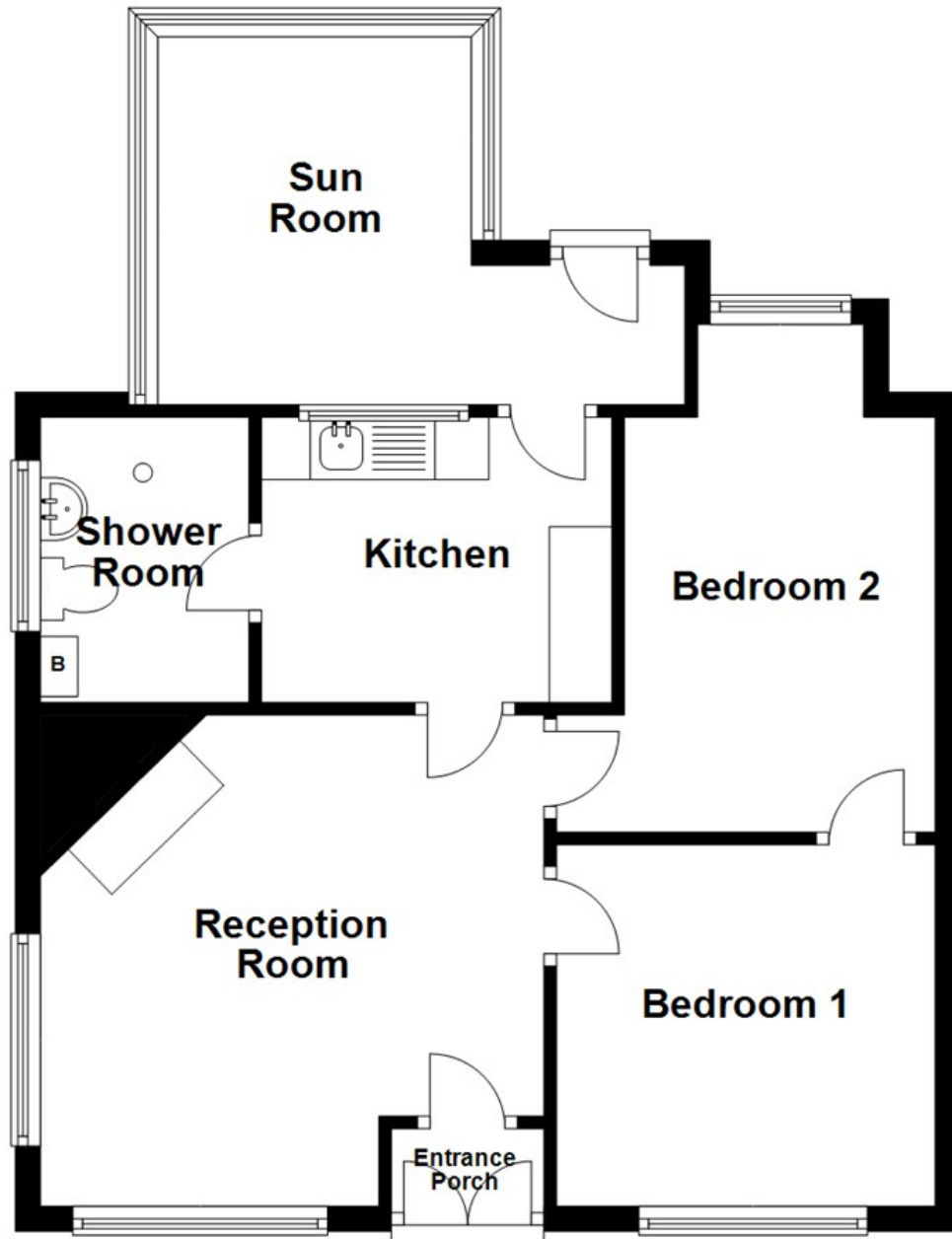
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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. 55.0 sq. metres (592.3 sq. feet)



Total area: approx. 55.0 sq. metres (592.3 sq. feet)

Directions

From our Mablethorpe office head North to the junction then turn left onto the High Street then take your second right into Waterloo Road. Number 63 can be found of your left hand side about half way down the road.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	60		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

