



CHOICE PROPERTIES

Estate Agents

20 Marlborough Drive,
Mablethorpe, LN12 2BA

Price £260,000



Choice Properties are delighted to bring to the market this superb two bedroom detached bungalow which is positioned in a highly sought after location. This spacious property offers sizeable front and rear gardens and early viewing is advised.

Entrance Porch

4'1" x 5'1"

uPVC front door leading into the entrance porch with a door to:

Hallway

3'0" x 4'0"

Fitted with a telephone point and access to the loft. Doors to:

Reception Room

11'11" x 16'5"

Benefiting from a bow window to front aspect and fitted with a gas fireplace set in a feature surround, TV aerial and a door to the:

Dining Room

9'11" x 8'10"

Providing ample space for a dining table and featuring a telephone point, TV aerial and sliding patio doors to the conservatory.

Kitchen

9'11" x 8'9"

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, space for an under-counter fridge, tiled walls and a telephone point.

Utility Area

6'7" x 6'10"

Fitted with a range of wall and base units with worktop over, plumbing for a washing machine, tiled walls and a door to the rear porch.

Conservatory

7'11" x 15'9"

With a polycarbonate roof, triple aspect windows and sliding patio doors to side aspect leading out into the garden.

Rear Porch

4'2" x 7'10"

With a polycarbonate roof, triple aspect windows and a door to the rear garden.

Bedroom 1

9'10" x 11'10"

Spacious double bedroom with two fitted wardrobes, fitted drawers and a picture window to front aspect.

Bedroom 2

8'6" x 11'10"

Double bedroom with built in storage up and around the headboard, a TV aerial and built in wardrobe with double opening doors.

Bathroom

9'11" x 7'6"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap and shower attachment, pedestal hand wash basin with single hot and cold taps and a WC with cistern lever, tiled walls, built in airing cupboard with shelving housing the wall mounted combination boiler; supplying both the central heating and hot water systems.

Driveway with Car Port

Providing off street parking.

Garage

17'06" x 8'11"

With an up and over door, side door, rear window, power and lighting.

Garden

The property is fronted by an attractive garden adorned by beautiful well tended plants, trees and shrubs. To the rear of the property you will find a sizeable low maintenance garden which has been gravelled and paved and features planting and shrubs throughout as well as a greenhouse.

Tenure

Freehold.

Viewing arrangements

Viewing by appointment through Choice Properties on 01507 472016.

Opening hours

Monday - Friday: 9:00am - 5:00pm

Saturday: 9.00am - 3.00pm

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

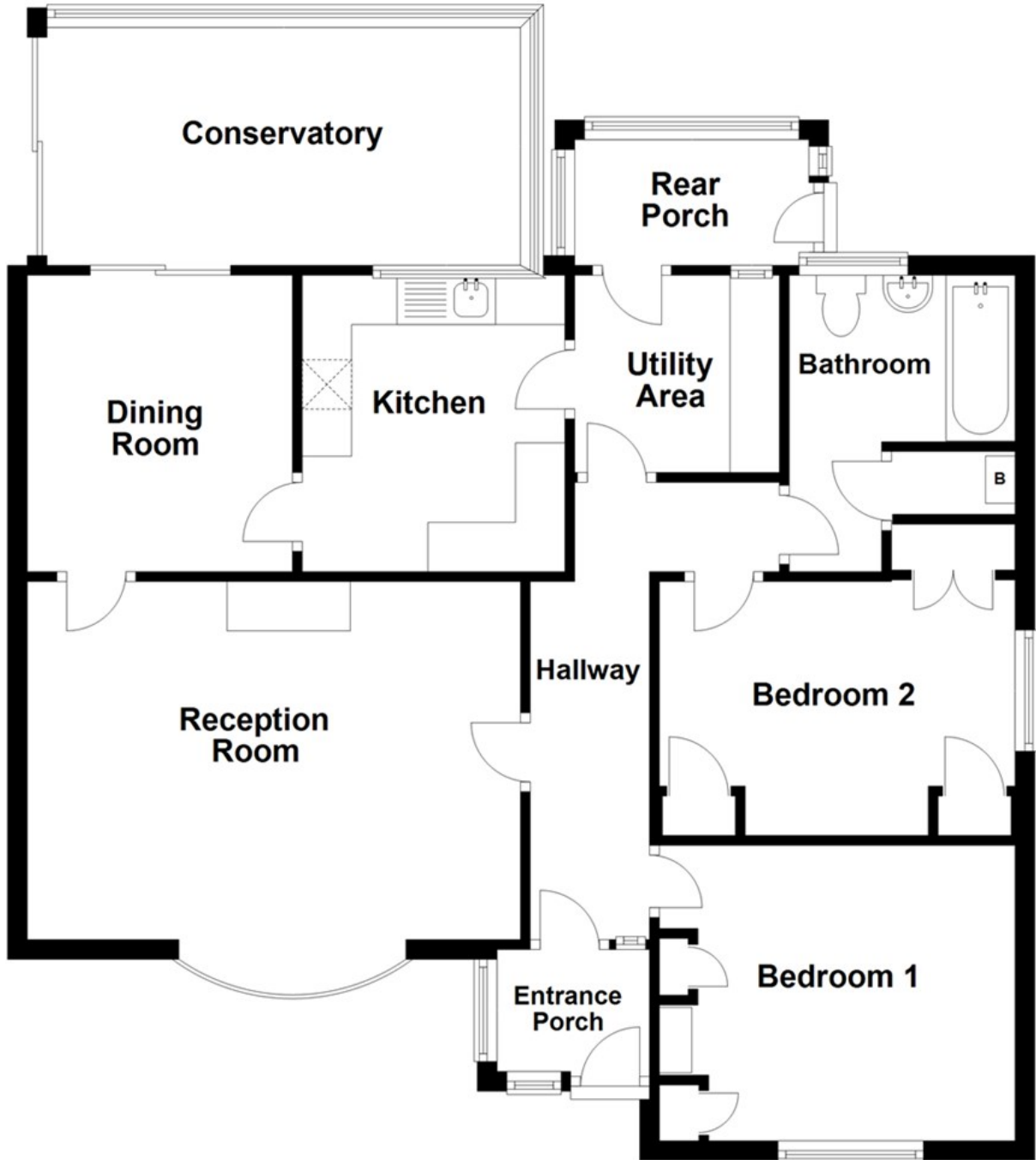
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - TBC.

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



Directions

From our office head north along Victoria Road, at the traffic lights turn left onto the High Street, carry on past the CO-OP supermarket, past the Police Station and turn left opposite the Primary School onto Church Road. Take your first left onto Cheltenham Way and Marlborough Drive is located immediately to your left. Number 20 can be found at the bottom of the road.

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

