



CHOICE PROPERTIES

Estate Agents

52 Marian Avenue,
Mablethorpe, LN12 2DZ **Price £199,950**



Choice Properties are delighted to bring to the market this impressive and expansive three bedroom detached bungalow which sits upon a sizeable plot and is additionally offered with no upper chain. The property further benefits from spacious reception room and driveway with garage. Viewing is highly recommended.

The well maintained and generously proportioned accommodation comprises:

Hall

13'8" x 13'9"

Spacious L-Shaped hallway, three built in storage cupboards which provide ample storage, thermostat controls, telephone point, loft access.

Reception/ Diner

14'4" x 22'4"

Impressive L-Shaped reception room, dual aspect windows to the front aspect providing lots of lighting throughout, two x TV Aerial point, electric feature fireplace set into marble surround with marble hearth and wooden mantle.

Kitchen

9'1" x 10'2"

Fitted with a range of wall and base units with worktops over, one bowl resin sink unit with drainer and stainless-steel mixer taps, integral cooker, four ring gas hob with extractor hood over, space for fridge/freezer, partly tiled walls, pedestrian door to rear aspect into the rear garden.

Conservatory

Polycarbonate roof, power, pedestrian door to side aspect, door to front aspect into hallway.

Bedroom 1

12'4" x 11'0"

Spacious double bedroom, TV Aerial point.

Bedroom 2

10'6" x 9'9"

Double bedroom, built in storage cupboard housing the wall, mounted combination boiler. TV Aerial point.

Bedroom 3

7'9" x 11'0"

Double bedroom, TV Aerial point.

Bathroom

5'7" x 5'8"

Fitted with a three-piece suite comprising panelled bath with single taps and mains shower over, pedestal wash hand basin with single taps, chrome heated towel rail, tiled walls and flooring.

WC

2'7" x 5'8"

Close coupled wc, partly tiled walls, tiled flooring.

Driveway

Providing off street parking for several vehicles. There is a further side area which could be used as extra driveway subject to consent for a dropped curb.

Garage

17'10" x 8'0"

With up and over door, power and lighting, wall mounted fuse box, plumbing for a washing machine.

Garden

The property is fronted by a dwarf brick wall with an attractive gravelled garden, adorned with plants and trees to the corners and with a featured paved central design. To the rear of the property, you will find a generously sized and easy to maintain garden which is predominately paved and privately enclosed to the boundaries. There is a spacious patio seating area and timber gates to both sides of the bungalow provide access to the front of the property.

Tenure

Freehold.

Opening hours

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Viewing arrangements

By appointment through Choice Properties on 01507 472016.

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

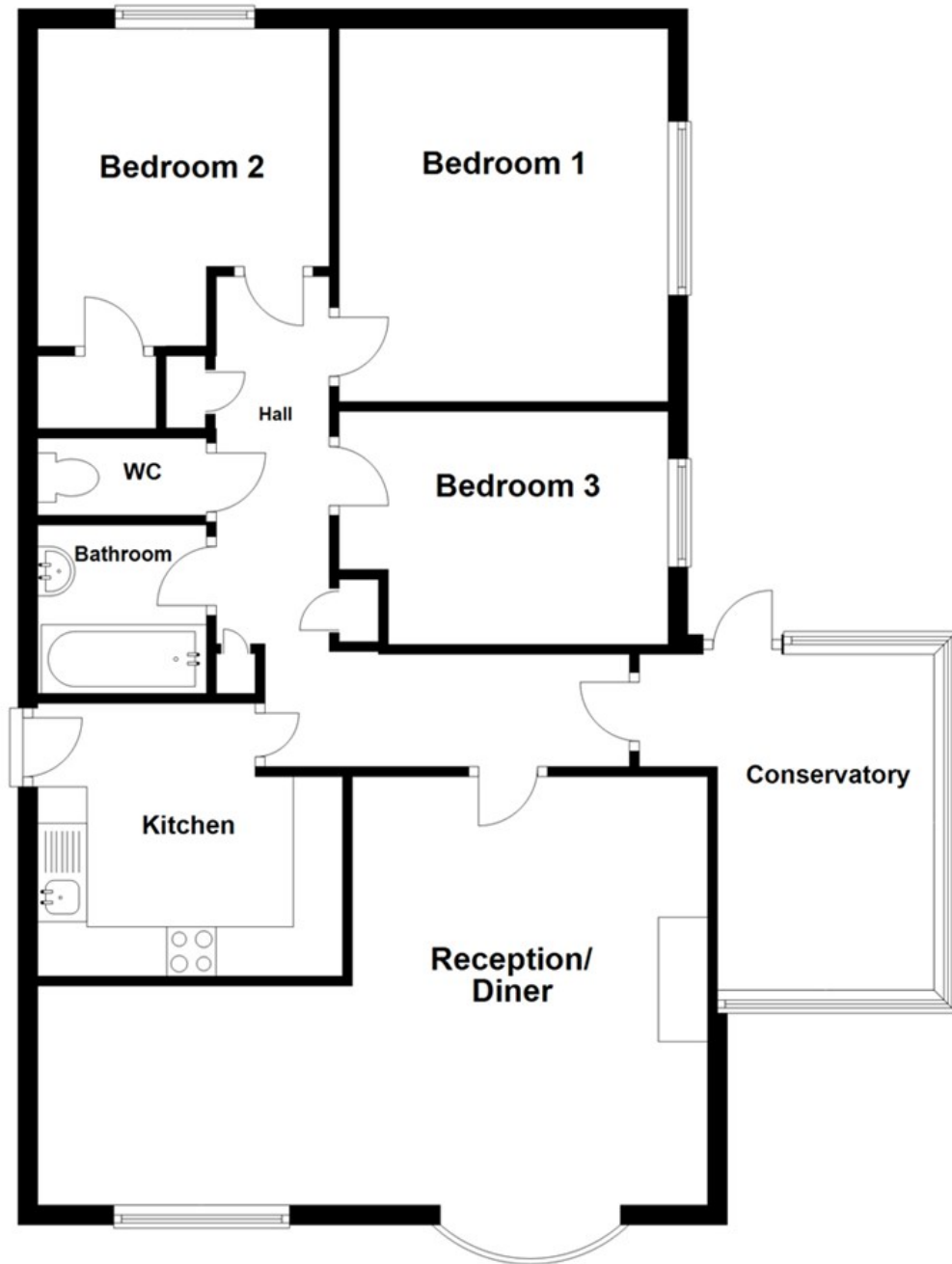
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

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. 86.9 sq. metres (935.5 sq. feet)



Total area: approx. 86.9 sq. metres (935.5 sq. feet)

Directions

From our Mablethorpe office head South along Victoria Road, at the Eagle Hotel turn right onto Seaholme Road then immediately left into Dymoke Road. Follow this road round to the right which will bring you to Marian Avenue.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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 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	

