



# CHOICE PROPERTIES

*Estate Agents*

92 Church Lane,  
Mablethorpe, LN12 2NU

Reduced To £240,000



Choice Properties are delighted to offer for sale this generously proportioned and beautifully presented two bedroom detached bungalow. This fantastic property offers an attractive garden with superb open views and additionally benefits from solar panels which are owned outright. Early viewing is highly recommended.

The spacious and well presented accommodation comprises:

### **Entrance Hall**

6'5" x 6'6"

Front entrance door. Loft access. Wall mounted thermostat controls.

### **Bedroom 1**

11'9" x 9'10"

Spacious double bedroom.

### **Bedroom 2**

10'10" x 11'1"

Spacious double bedroom.

### **Shower Room**

5'4" x 7'11"

Benefitting from underfloor heating, this spacious shower room is fitted with a three piece bathroom suit comprising dual flush wc, wash hand basin set in vanity unit and shower enclosure with shower over. Tiled walls.

### **Kitchen**

9'10" x 11'10"

Fitted with wall and base units with worktop over, one bowl stainless steel sink unit and drainer. Part tiled walls. Space for a freestanding fridge. Window to the rear aspect overlooking the garden and open views. Cupboard housing the boiler.

### **Reception Room**

17'11" x 12'11"

Light and airy reception room with spot lighting. TV aerial point. Multifuel burner.

### **Sun Room**

8'9" x 11'1"

Bright sun room with glass roof and windows over looking the open views to the rear. Door leading to the garden.

### **Driveway**

Providing off-street parking for multiple vehicles.

### **Garage**

Spacious garage with power and lighting. Up and over door. Door to side aspect. The current vendors have split the spacious garage into two, to create a utility space for washing machine, dryer and freestanding freezer.

### **Garden**

To the rear of the property you will find a sizeable, privately enclosed low maintenance garden; which is predominantly paved with an area also laid to lawn. There is also a paved patio area ideal for alfresco dining. This impressive garden further benefits from a timber summer house, an array of beautifully presented plants and shrubs and a low level bricked wall to the rear edges the boundary which overlooks peaceful open fields.

### **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](http://www.e-lindsey.gov.uk)

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

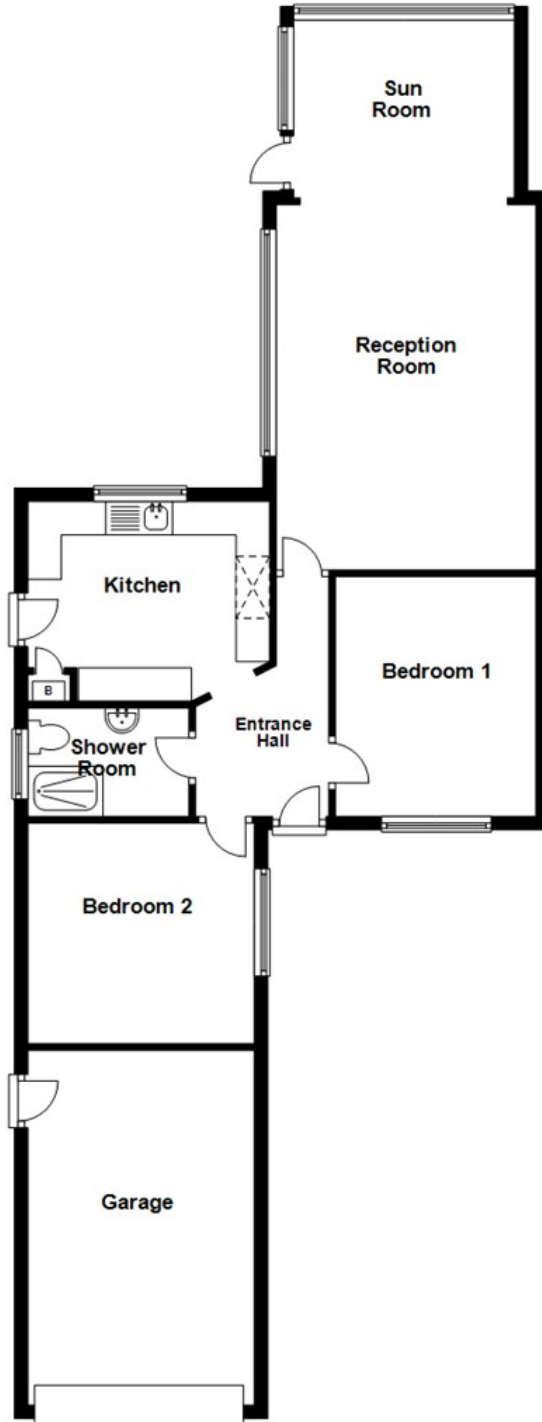
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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 Mablethorpe 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 second left onto Church Lane and number 92 can be found towards the end of this road on your right hand side.

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		87	91
		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	

