



# CHOICE PROPERTIES

*Estate Agents*

5 Kensington Gardens,  
Mablethorpe, LN12 1BU

Reduced To £190,000



It is a pleasure for Choice Properties to bring to the market this two bedroom semi detached bungalow with generously sized gardens which is located in a quiet, residential cul de sac. This fantastic property is close to the town centre and beach. Early viewing is recommended.

The beautifully presented and abundantly light and bright accommodation comprises:

### **Porch**

4'5" x 6'3"

uPVC door leading into the entrance porch with triple aspect windows and a door to:

### **Entrance Hall**

Featuring a built in storage cupboard housing the wall mounted combination boiler; supplying both the central heating and hot water systems. Doors to:

### **Kitchen**

9'7" x 7'4"

Fitted with a range of wall and base units with worktops over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring gas hob with stainless steel extractor hood over, integrated electric oven, plumbing for a washing machine, space for an under-counter fridge/freezer and inset spot lighting.

### **Reception Room**

16'8" x 11'1"

Light and airy reception room benefiting from a large bow window to the front aspect and fitted with a TV aerial and telephone point.

### **Hallway**

2'9" x 2'8"

### **Bedroom 1**

13'0" x 8'1"

Double bedroom. Double doors leading to the garden.

### **Bedroom 2**

9'11" x 10'4"

Double bedroom.

### **Shower Room**

6'8" x 7'4"

Fitted with a three piece suite comprising a large shower cubicle with mains fed shower over, wash hand basin with mixer tap, dual flush WC and tiled walls.

### **Garage**

16'00 x 7'10

Up and over door. Pedestrian door to the side leading to the garden.

### **Garden**

To the front of the property is an easy to maintain gravelled garden. To the side is gated access to the spacious privately enclosed gardens with timber fencing to the boundaries. It is laid to lawn with a paved patio and gravelled area which also features an array of colourful flowers and plants together with hedging. The garden also includes an ornamental pergola providing sheltered dining for those lovely summer evenings. A timber shed is also included.

### **Tenure**

Freehold.

### **Viewing arrangements**

By appointment through Choice Properties on 01507 472016.

## **Opening hours**

Monday to Friday 9.00am to 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

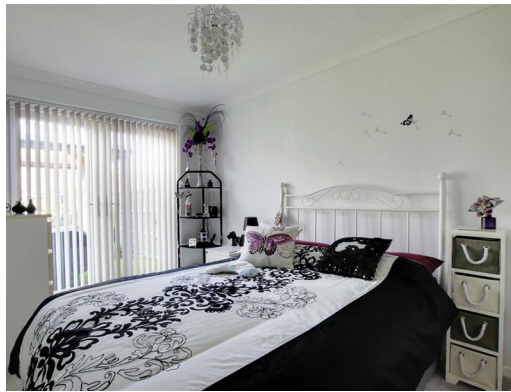
Tel. No. 01507 601 111

Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

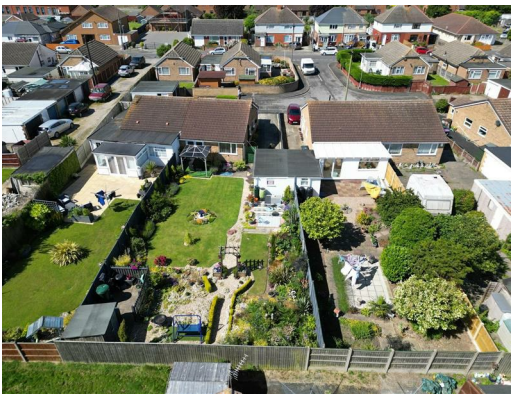
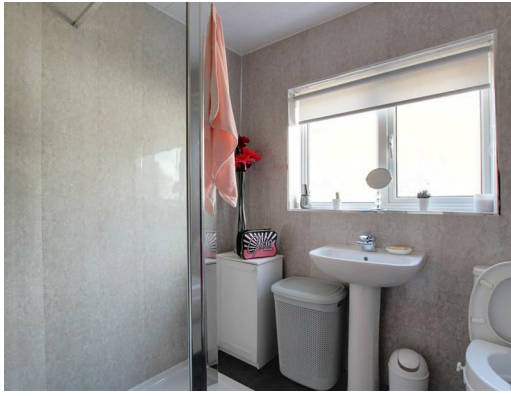
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

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.





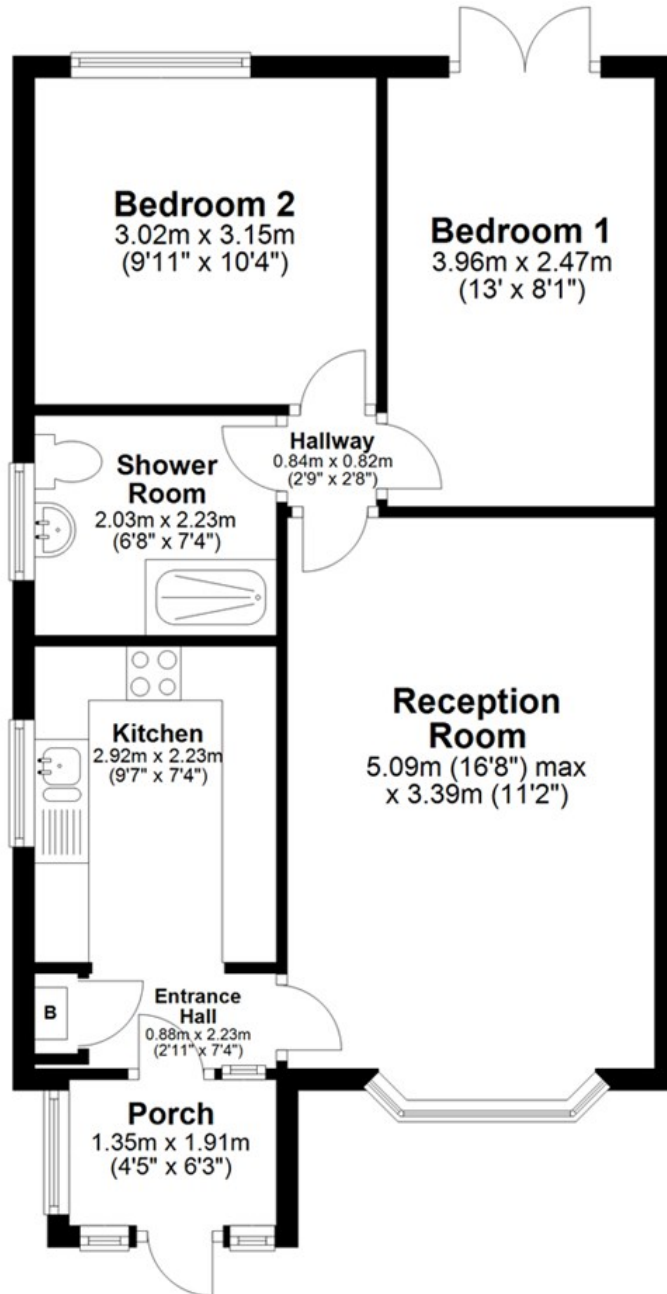






## Ground Floor

Approx. 55.3 sq. metres (595.3 sq. feet)



Total area: approx. 55.3 sq. metres (595.3 sq. feet)

# 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, take your next left onto the Strand and then take your second left into Kensington Gardens. Number 5 can found in the right hand corner.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			46
(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	

