



# CHOICE PROPERTIES

## *Estate Agents*

3a Church Lane,  
Mablethorpe, LN12 2EP

Reduced To £240,000



Choice Properties are delighted to present this superb three bedroom detached bungalow. This impressive property boasts a large reception room with dining area and a contemporary kitchen and shower room.

Upon entering, you will be greeted by an abundantly light and bright interior, thanks to the recent refurbishment that has given this home a stylish finish. The property's layout is perfect for those seeking a low-maintenance lifestyle, with a well-designed garden that offers a lovely outdoor space without the hassle of extensive upkeep.

Whether you're looking to relax in the peaceful surroundings of Church Lane or easily reach the shops and amenities of the town centre via a short walk, this property offers the ideal setting for both.

Don't miss the opportunity to make this beautifully refurbished bungalow your new home. Contact us today to arrange a viewing and experience the charm of Church Lane for yourself.

The generously proportioned accommodation comprises:

### **Entrance Hall**

19'0" x 6'7"

Loft access.

### **Kitchen**

10'9" x 10'3"

Beautiful fully fitted kitchen with wall and base units and work surfaces over. 1.5 bowl sink and drainer with mixer tap. Integrated electric 'Lamona' oven and 4 ring hob with extractor over. Wall mounted Worcester boiler. Part tiled walls.

### **Utility Room**

7'7" x 6'1"

Stainless steel sink and mixer tap with under sink cupboards and work surface over. Part tiled walls.

### **Reception Room /Dining Room**

21'8" x 6'7"

Window to front, two windows to rear, door to:

### **Bedroom 1**

8'8" x 17'2"

Double bedroom.

### **Bedroom 2**

10'8" x 11'4"

Double bedroom.

### **Bedroom 3**

7'11" x 10'3"

Double bedroom.

### **Shower Room**

7'7" x 7'10"

Stylish shower room with mains fed shower in cubicle, W.C with push flush, wash hand basin with mixer tap set in vanity unit, mermaid boarding to the walls.

### **Driveway**

Rubberised driveway providing off street parking.

### **Garden**

The property is fronted by a gravelled area with slate borders. To the rear of the property you will find a sizeable but low maintenance gravelled garden with feature planting areas, a decked area with useful timber shed and a further patio area. There is also a path leading from the garden around to the front of the property which is gated.

### **Tenure**

Freehold.

### **Viewing arrangements**

By appointment through Choice Properties Mablethorpe 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

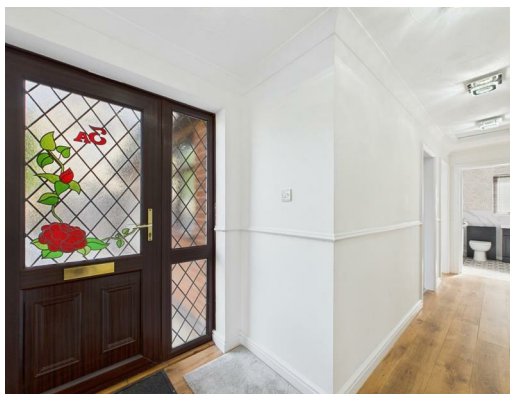
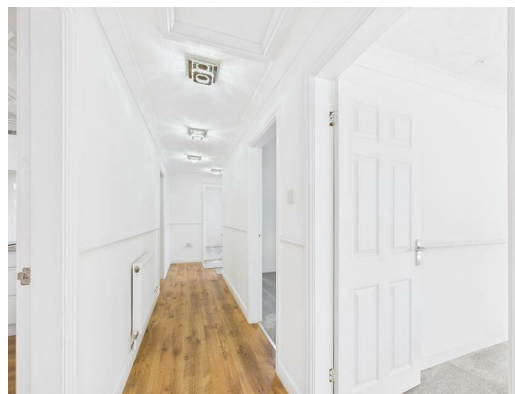
Tel. No. 01507 601 111

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

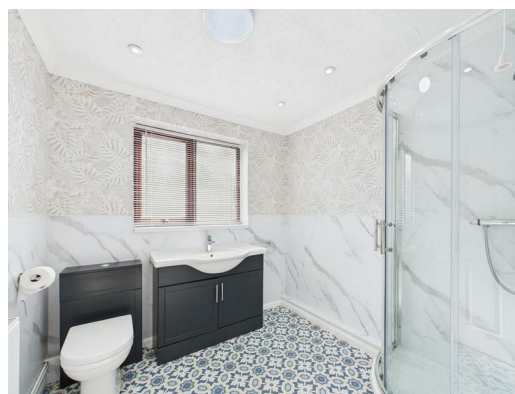
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

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.



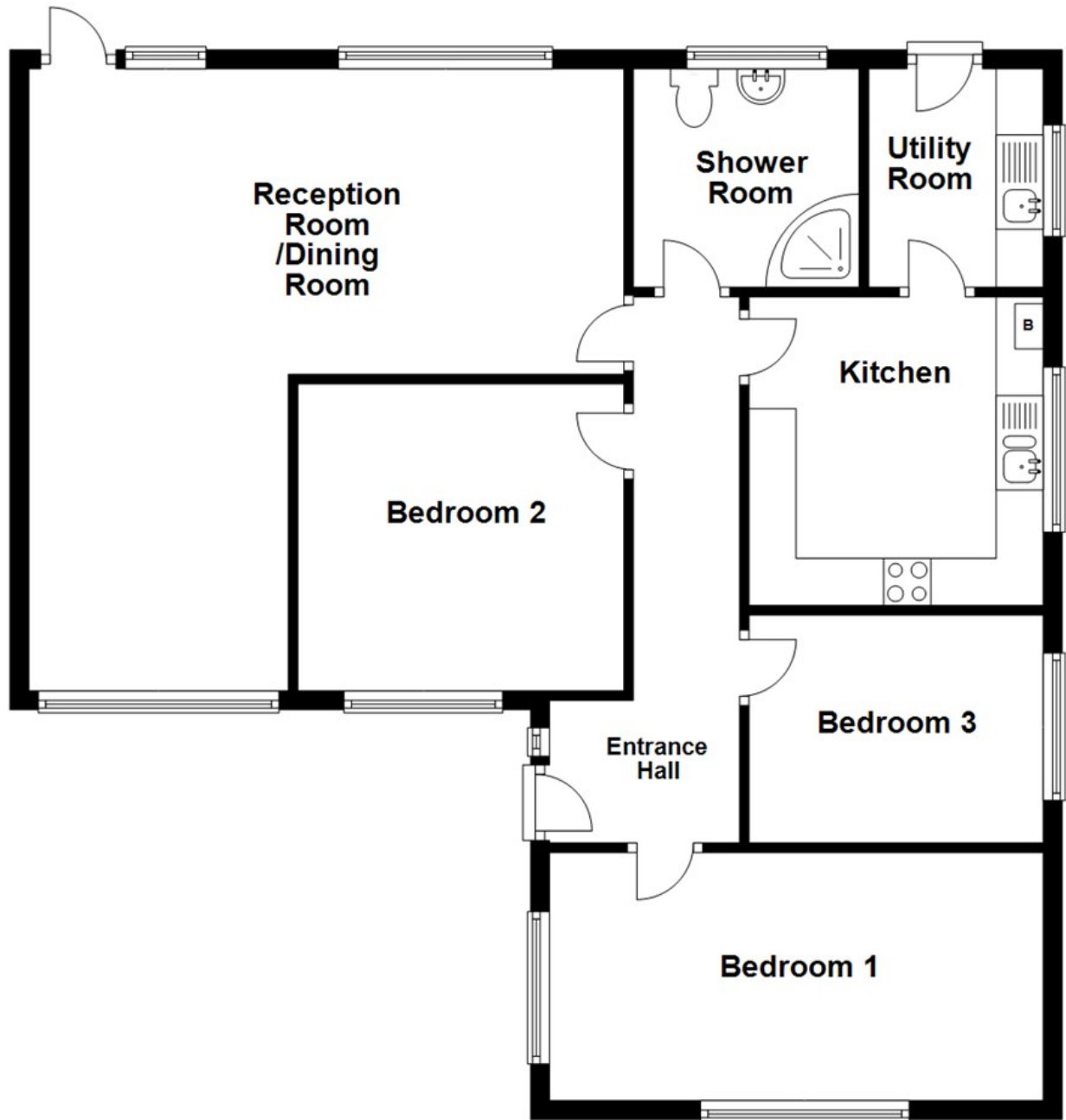






## Ground Floor

Approx. 93.8 sq. metres (1009.2 sq. feet)



Total area: approx. 93.8 sq. metres (1009.2 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, past the Police Station and turn left opposite the Primary School onto Church Road. Take a right on to Church Lane. Number 3 can be found a short way along on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		62	
(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	

