



# CHOICE PROPERTIES

*Estate Agents*

Banovallum Sea Lane,  
Mablethorpe, LN12 1NW

Price £325,000



Choice Properties are delighted to bring to the market this most spacious three bedroom detached bungalow located in a quiet location only a short walk from the beach and a very short drive from the shops and amenities of Mablethorpe. This property further benefits from a well maintained enclosed garden and is certainly not one to be missed. Early viewing is advised.

Benefitting from oil fired central heating and uPVC double glazing, this abundantly light and bright internal accommodation comprises:

### **Front Porch**

12'4" x 8'1"

With polycarbonate roof and uPVC entrance door, door to:

### **Reception Room**

13'5" x 17'11"

Light and airy reception room benefiting from dual aspect windows, a gas fire which is set into the wall and a telephone point.

### **Dining Room**

9'9" x 9'2"

Ample space for a dining table.

### **Kitchen**

11'4" x 8'5"

Fitted with a range of wall and base units with worktop over, a one bowl resin sink with drainer and mixer tap, a 4 ring hob with extractor over, integral oven and part tiled walls. The Worcester oil boiler is also located in the kitchen.

### **Utility Room**

11'4" x 5'11"

Fitted with worktops, a 1 bowl stainless steel sink and drainer with taps over. Polycarbonate roof.

### **Hallway**

6'3" x 19'6"

Storage cupboard, door to:

### **Bedroom 1**

11'5" x 14'10"

A spacious double bedroom with built in wardrobes and space for a dressing table.

### **Bedroom 2**

11'5" x 6'7"

Double bedroom with built in wardrobes.

### **Bedroom 3**

11'5" x 8'5"

Double bedroom.

### **Wet Room**

Fitted in a wet room design with an electric shower over, hand wash basin with taps and a WC with dual flush button and part tiled walls.

### **Garage Hall**

6'3" x 4'4"

Door to:

### **Garage**

17'11" x 12'0"

Up and over door with power and lighting.

## **Garden**

The property is fronted by a lawn, a paved patio and raised bed with timber fencing and hedging to the boundaries. There are views from the front overlooking the farmland. To the rear of the property you will find a well tended garden that is laid to lawn with a paved patio and gravel area and the addition of a greenhouse and useful timber shed.

## **Front Store**

10'3" x 5'11"

Access to the side of the property, leading to the rear garden.

## **Rear Store**

10'7" x 5'11"

Housing the oil tank.

## **Driveway**

Paved driveway with parking for multiple cars.

## **Tenure**

Freehold.

## **Viewing arrangements**

Viewing by appointment through Choice Properties Mablethorpe 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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

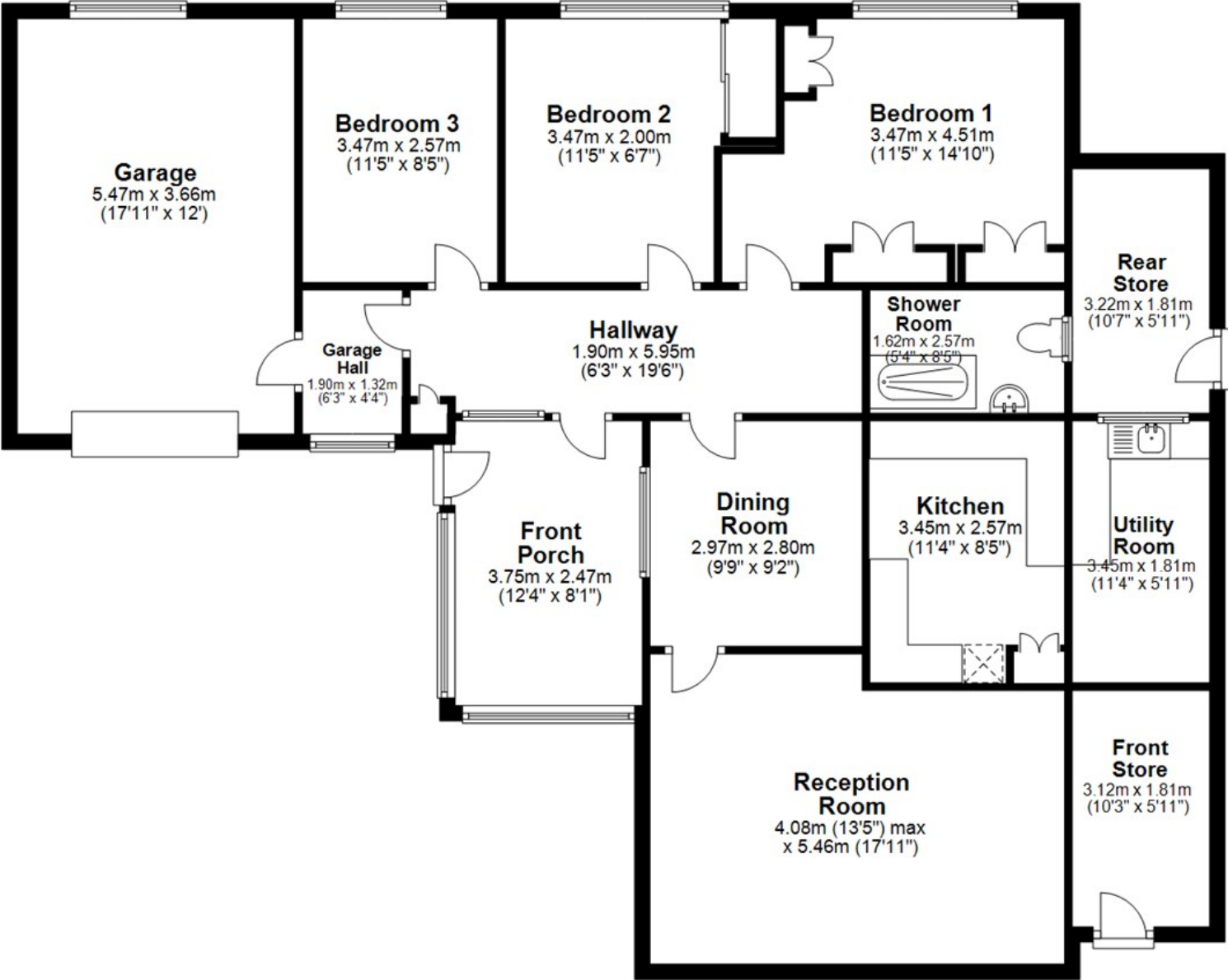








**Ground Floor**





# Directions

Upon leaving the Mablethorpe office head North towards the traffic lights and turn left onto the High Street (A52). Head out of town then turn right onto Theddlethorpe Road (A1031) then carry on along this road into Theddlethorpe village, turn right onto Sea Lane and Banovallum 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                                 |  |                         | 89        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         | 35        |
| (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 |           |

