



CHOICE PROPERTIES

Estate Agents

Mikehama Alford Road,
Mablethorpe, LN12 1PX

Price £225,000



Choice Properties are delighted to bring to the market this exceptionally spacious four bedroom detached bungalow. This superb property benefits from newly fitted carpets and flooring throughout and a generously sized driveway and garden. We highly recommend viewing this expansive property which is also offered with no upper chain.

The abundantly light and bright accommodation comprises:

Entrance Hall

5'9" x 11'7"

Fitted with a cupboard housing the consumer unit.

Hall

5'11" x 6'7"

With access to the loft and a built in storage cupboard (measuring 2'03" x 2'05").

Kitchen

10'10" x 10'10"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, 'NEFF' extractor hood, space for a freestanding fridge and freezer, freestanding gas 'Montpellier' cooker with four ring gas hob and plumbing for a washing machine, tiling to the walls and the kitchen also houses the wall mounted 'Worcester' combination boiler.

Reception Room

12'8" x 15'4"

Electric feature fireplace set in a tiled surround with a wooden mantle, large picture window to front aspect, four wall lights, TV aerial and telephone point.

Dining Room

10'11" x 10'10"

Electric feature fireplace set in a brick surround with a marble hearth and tiled mantle, TV aerial and large picture window to side aspect.

Bedroom 1

12'10" x 11'1"

Spacious double bedroom, benefiting from double aspect windows.

Bedroom 2

9'11" x 12'1"

Spacious double bedroom.

Bedroom 3

8'7" x 12'1"

Double bedroom.

Shower Room

5'11" x 8'4"

Fitted with a large walk in mains fed shower and a pedestal hand wash basin with single hot and cold taps. The shower room also features part tiling to the walls and a built in double airing cupboard (measuring 1'10" x 2'10").

WC

3'9" x 3'2"

WC with cistern lever and part tiling to the walls.

Driveway

Incredibly spacious block paved driveway, providing off street parking for numerous vehicles.

Garage

16'01" x 9'03"

With power and lighting, window to the rear and double opening doors to the front.

Garden

The front of the property is block paved for ease of maintenance and to provide various parking options. To the rear of the property is a privately enclosed garden which is predominantly laid to lawn, with borders for a variety of plants and shrubs to be planted, as well as the existing array of beautifully presented plants and shrubs. There is hedging and fencing to the boundaries and this fantastic garden further benefits from a paved patio to the rear.

Tenure

Freehold.

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.

Opening hours

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

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

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.

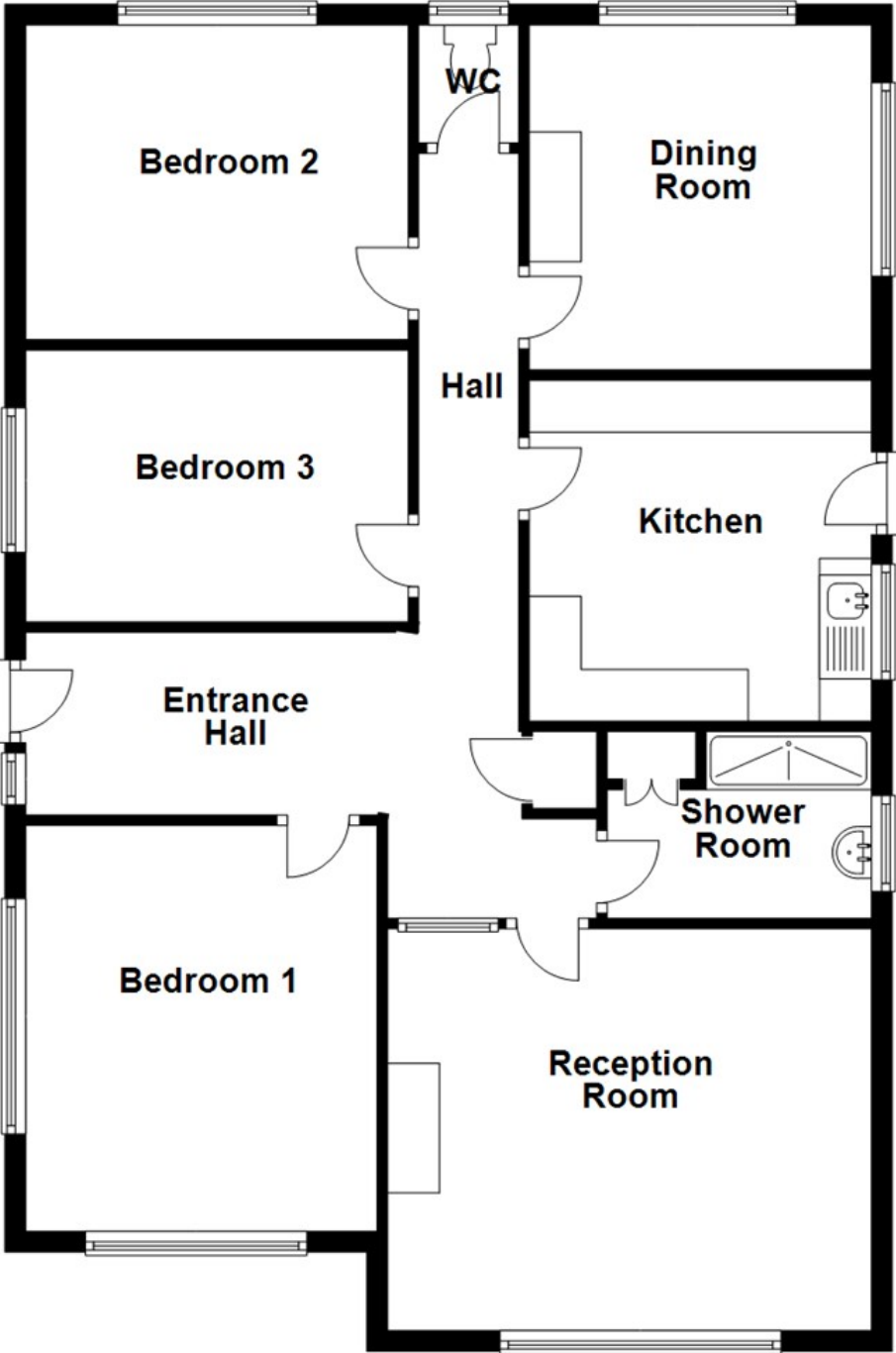
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Ground Floor



Directions

From our Mablethorpe office head North to the traffic lights then turn left onto the High Street. Continue along this road until you reach the primary school then follow the road around to the right onto Alford Road. Mikehama can be found a short way along on your left hand side just past the petrol station.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) 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			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

