



CHOICE PROPERTIES

Estate Agents

The Hideaway Station Road,
Mablethorpe, LN12 1HA

Reduced To £119,950



Choice Properties are delighted to bring to the market this one bedroom semi-detached bungalow, further offered with no onward chain. Situated only a short walk from the local amenities and the golden sandy beaches of Mablethorpe, this spacious bungalow features a privately enclosed garden and driveway for off road parking. This property would be a perfect investment or bolthole holiday home, so early viewing is advised to appreciate the space on offer and to avoid missing out.

The property benefits from electric heating and uPVC double glazing throughout, and comprises:

Kitchen

11'5" x 13'0"

Inner Hallway

3'1" x 9'4"

Bedroom

8'1" x 13'7"

Reception Room

11'5" x 15'0"

Lobby

2'11" x 4'11"

Bathroom

8'2" x 4'11"

Driveway

Providing off road parking.

Garden

Low maintenance garden.

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

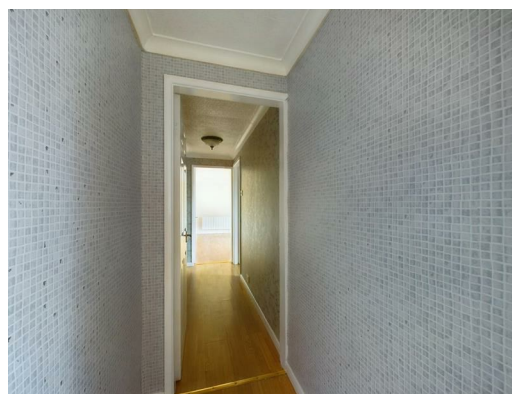
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH

Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

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

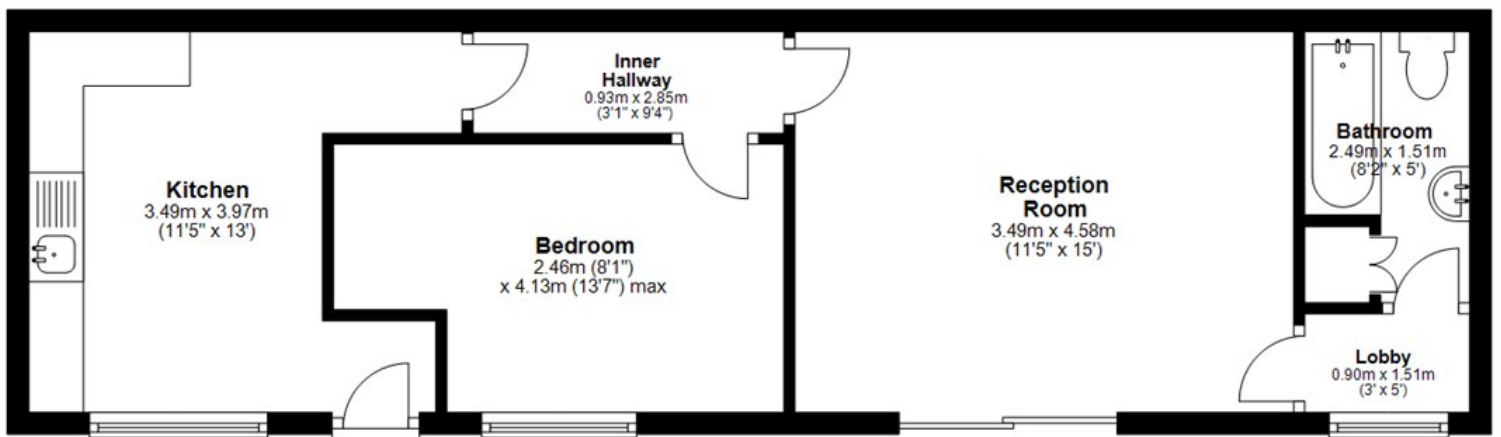
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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. 46.1 sq. metres (496.6 sq. feet)



Total area: approx. 46.1 sq. metres (496.6 sq. feet)

Directions

From our Mablethorpe office head North to the traffic lights. Turn left onto High Street then take your 3rd right into Station Road. 'Hideaway' can be found almost immediately on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	41		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

