



# CHOICE PROPERTIES

*Estate Agents*

The Haven Alford Road,  
Mablethorpe, LN12 1PX

Price £350,000



Choice Properties are delighted to offer for sale this expansive and impressive three bedroom (one en suite) detached bungalow with well tended front and rear gardens and solar panels which are owned outright. This superb property is located within a short distance of the town centre and is additionally offered with no upper chain.

Offering generously proportioned rooms throughout with a desirable layout, the immaculately presented and abundantly light accommodation comprises:-

### **Entrance lobby**

5'7" x 6'0"

Window to front, window to side, door to:

### **Entrance Hall**

15'7" x 9'3"

Spacious and abundantly light hallway, telephone point, smoke alarm, loft access - partly boarded with pull down ladder and lighting - also housing the combination boiler.

### **Reception Room**

12'10" x 20'6"

Bow window to front aspect, electric feature fire with wooden mantle, telephone point, TV Aerial point.

### **Kitchen**

8'10" x 15'2"

Fitted with a range of wall and base units with worktops over, one and a half bowl resin sink unit with drainer and mixer taps, cooker point with extractor over, integrated dishwasher, space for freestanding fridge/freezer, plumbing for a washing machine, partly tiled walls, controls for the solar panels, door to:-

### **Dining Room**

11'3" x 7'11"

Spacious dining area providing ample room for a table, opening into:-

### **Conservatory**

8'11" x 7'11"

With triple aspect windows, pedestrian door to the rear aspect leading into the garden.

### **Study**

10'6" x 9'1"

Ideal office space or hobby room, telephone point, further loft access.

### **Bedroom 1**

16'1" x 12'0"

Remarkably spacious double bedroom, fitted wardrobes with featured glass mirror sliding doors, TV Aerial point, door to:-

### **En-suite Shower Room**

5'10" x 9'1"

Fitted with a three piece suite comprising walk in shower with electric shower over, pedestal wash hand basin with single taps, close coupled w.c., tiled walls, inset spot lights to the ceiling.

### **Bedroom 2**

10'10" x 12'0"

Spacious double bedroom.

### **Bedroom 3**

11'3" x 10'4"

Spacious double bedroom.

## **Bathroom**

11'3" x 7'1"

Fitted with a four piece suite comprising large shower cubicle with mains shower over, panelled bath with mixer taps, wash hand basin set into vanity unit, partly tiled walls, extractor fan.

## **Driveway**

Paved driveway providing off road parking for several vehicles.

## **Garage**

18'05" x 15'08"

Spacious double garage with electric door, power and lighting.

## **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](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.

## **Garden**

The property is fronted by a sizeable lawned garden edged by well established hedging. To the rear of the property you will find a privately enclosed, well tended lawned garden with a useful timber shed.

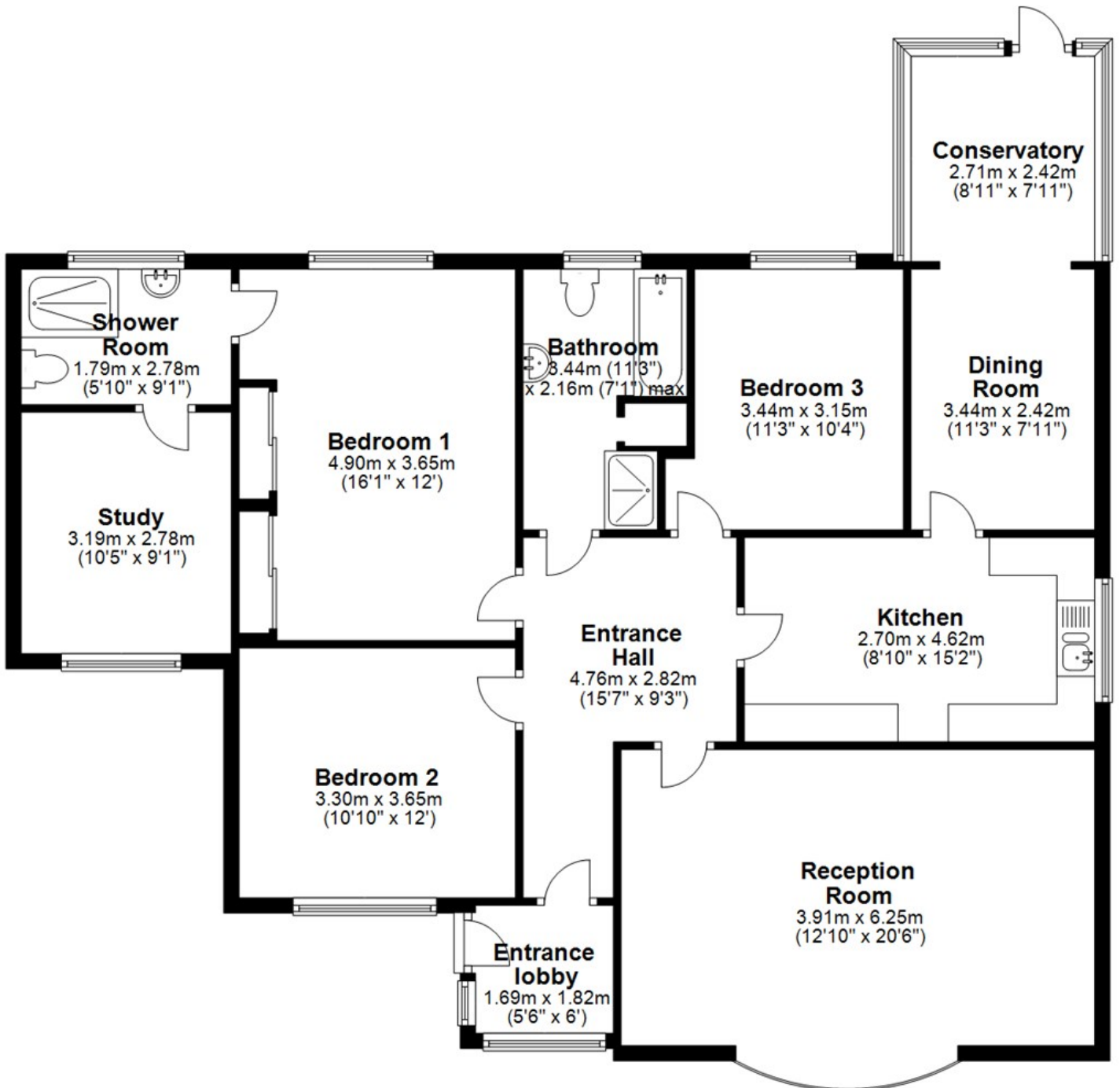
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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

From our office head North to the traffic lights and turn left onto the High Street. Continue along this road leading you out of town and 'The Haven' is the last bungalow on your right hand side before you leave Mablethorpe.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		75	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) 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	

