



# CHOICE PROPERTIES

*Estate Agents*

15 Links Avenue,  
Mablethorpe, LN12 1QL

Reduced To £174,000



Choice Properties are delighted to offer for sale this two bedroom semi detached bungalow, situated in a quiet residential position only a stones throw from Mablethorpe's award winning golden sandy beaches. Offered with no onward chain, this well maintained property boasts privately enclosed gardens and recently renovated interior. Early viewing is most certainly advised to avoid disappointment.

The abundantly light and bright accommodation comprises:

### **Entrance Hall**

3'5" x 6'1"

uPVC door leading into the entrance hall fitted with laminate flooring, the wall mounted 'British Gas' thermostat and the entrance hall also houses the wall mounted 'Worcester' condensing boiler. Doors to:

### **Reception Room**

15'11" x 12'2"

Light and airy reception room benefiting from a bow window to front aspect and fitted with a wall mounted electric feature fire, TV aerial and telephone point.

### **Kitchen**

9'10" x 6'1"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with mixer tap, four ring 'Lamona' gas hob with stainless steel extractor hood over, electric 'Lamona' oven, integrated slimline 'Lamona' dishwasher, tiled flooring and part tiling to the walls.

### **Side Porch**

12'0" x 4'0"

Featuring triple aspect windows, a polycarbonate roof, tiled flooring, plumbing for a washing machine and dishwasher, space for a freestanding fridge/freezer and a uPVC door to the garden.

### **Lobby**

3'5" x 2'7"

With loft access and doors to:

### **Bedroom 1**

14'9" x 9'4"

Spacious double bedroom fitted with an airing cupboard housing the hot water cylinder and the wall mounted 'Honeywell' thermostat.

### **Bedroom 2**

11'0" x 9'0"

Double bedroom with double opening 'French' doors to the conservatory.

### **Conservatory**

11'8" x 10'0"

With triple aspect windows, double opening 'French' doors to the garden, ample space for a dining table, a polycarbonate roof and a wall light.

### **Bathroom**

5'9" x 6'1"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap and shower attachment, pedestal hand wash basin with mixer tap and WC with dual flush button, mermaid boarded walls.

### **Driveway**

Providing off road parking.

### **Garden**

To the rear of the property you will find a privately enclosed garden, laid with shingle with timber fencing to the boundaries. The rear garden additionally benefits from an array of well established shrubs and trees and two useful timber sheds.

## **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 A.

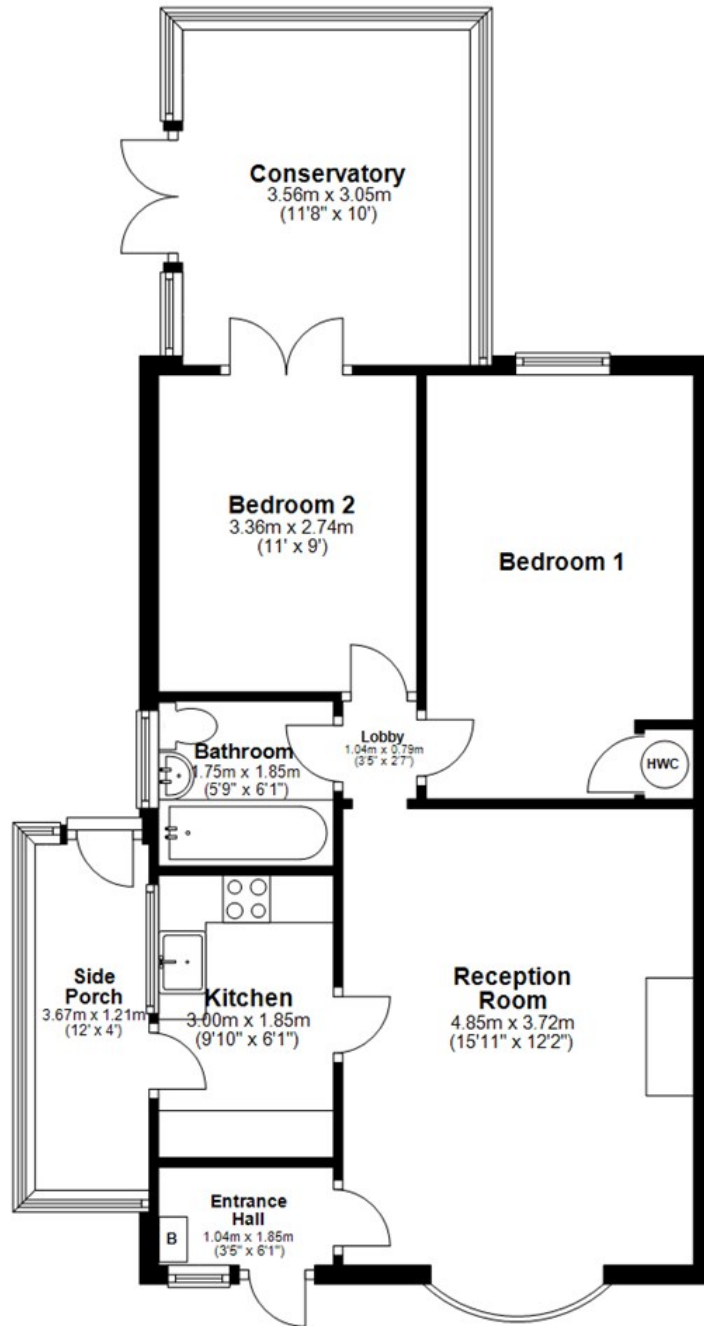
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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. 69.8 sq. metres (751.6 sq. feet)



Total area: approx. 69.8 sq. metres (751.6 sq. feet)

# Directions

Upon leaving the office head North towards the traffic lights and turn right onto the High Street, at the pullover turn left onto Quebec road. Travel along Quebec road and Links Avenue is the 2nd turning on your left. Number 15 can be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			62
(55-68) 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			
(55-68) 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	

