



# CHOICE PROPERTIES

*Estate Agents*

49 Waterloo Road,  
Mablethorpe, LN12 1JR

Reduced To £199,950



It is a pleasure for Choice Properties to bring to the market this beautifully presented two bedroom detached bungalow situated just a short distance from the local amenities and Mablethorpe's award winning beaches. The property further benefits from spacious detached garage and attractive rear garden and is being offered with no onward chain. Early viewing is highly advised.

The well laid out and abundantly light accommodation comprises:-

### **Hallway**

15'0' x 3'6'

Two built in storage cupboards - one housing the wall mounted Worcester combination boiler, wall mounted thermostat controls, power points, radiator.

### **Kitchen**

10'0' x 7'8'

Fitted with a range of wall and base units with worktops over, one bowl stainless steel sink unit with drainer and single taps, integrated cooker, four ring gas hob with extractor hood over, space for fridge/freezer, plumbing for a washing machine, partly tiled walls, power points, radiator.

### **Reception room**

16'0' x 11'4'

Gas fire set into featured surround, TV Aerial point, telephone point, radiator, power points, uPVC French patio doors leading out into:-

### **Conservatory**

9'0' x 9'8'

With triple aspect windows, polycarbonate pitched roof, power points, radiator.

### **Bedroom 1**

12'0' x 10'0'

Spacious double bedroom, power points, radiator, telephone point, fitted wardrobes.

### **Bedroom 2**

9'0' x 9'1'

Fitted wardrobes, power points, radiator.

### **Shower room**

7'0' x 6'1'

Fitted with a three piece suite comprising walk in shower with mains waterfall shower over, wash hand basin with mixer tap and w.c. set into vanity unit, mermaid board and tiling to the walls, inset spot lights to the ceiling, heated towel rail.

### **Driveway**

Paved driveway providing off road parking.

### **Garage**

Large brick built garage with power and lighting, pedestrian door to the side aspect, electric roller door.

### **Garden**

To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries and an attractive variety of established plants, trees and shrubbery to the borders. A timber gate to the side of the bungalow provides access to the front of the property.

### **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.

### **Tenure**

Freehold

### **Opening hours**

Mon-Fri 9am-5pm, Saturday 9am-3pm.

### **Viewing arrangements**

By appointment through Choice Properties on 01507 472016.

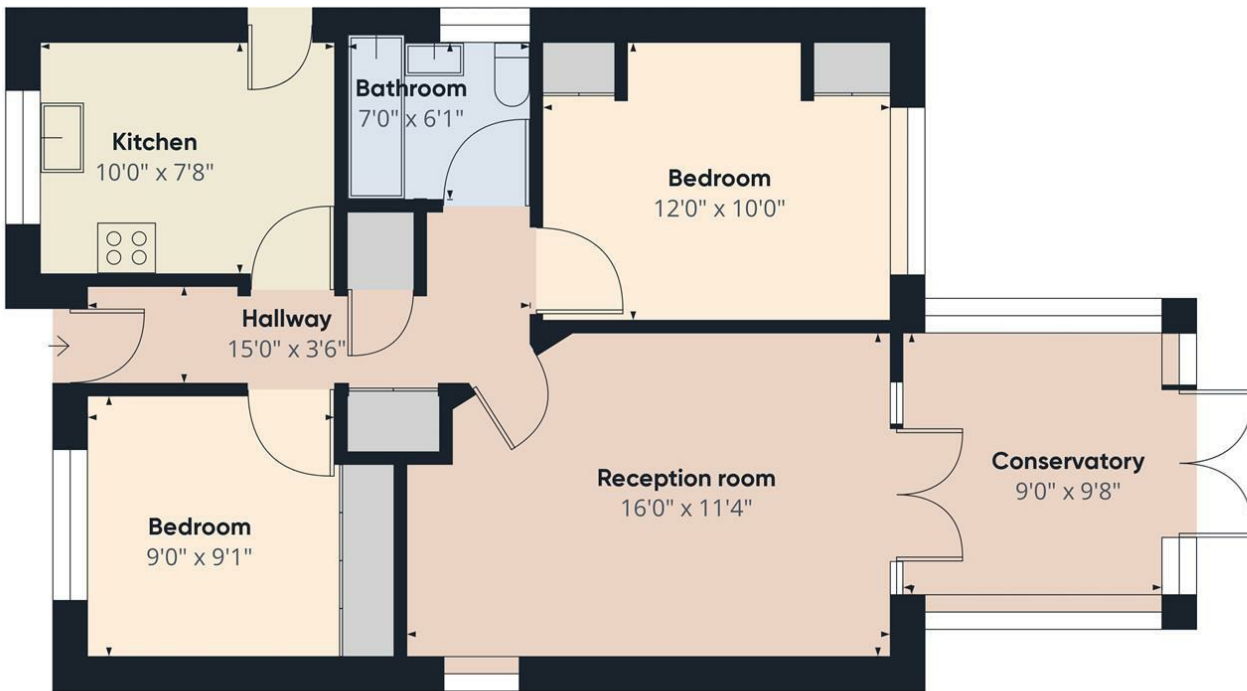
### **Making an offer**

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.

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.







Approximate total area<sup>(1)</sup>  
695.99 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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# Directions

From our office head north along Victoria Road, at the traffic lights turn left onto the High Street. Take your second right onto Waterloo Road and number 49 can be found on your left hand side.

