



# CHOICE PROPERTIES

*Estate Agents*

The Leas, 8 Marina Road,  
Mablethorpe, LN12 2BN

Price £180,000



It is a pleasure for Choice Properties to present this recently refurbished two bedroom semi-detached bungalow, occupying an ideal position close to the local amenities and golden sandy beaches. This impressive property has undergone a stylish and extensive renovation by the current owners and early viewing is advised.

Benefitting from uPVC double glazing and gas central heating throughout, the light and bright accommodation comprises:

### **Conservatory**

5'1" x 11'7"

uPVC entrance door, open plan with the kitchen.

### **Kitchen**

6'0" x 13'0"

New stylish fitted kitchen comprising wall and base units with work surfaces over, resin sink unit and drainer with mixer tap, integral 'Lamona' four ring gas hob with extractor over, integral 'Lamona' oven and microwave, space for freestanding fridge. Spot lighting.

### **Reception Room**

17'4" x 11'9"

Light and airy reception room with large picture window to the front aspect. Wall mounted thermostat controls. TV aerial point.

### **Bedroom 1**

10'0" x 9'0"

Double bedroom.

### **Bedroom 2**

7'0" x 9'0"

Double bedroom.

### **Shower Room**

5'8" x 7'9"

Fitted with a new three piece suite consisting of a walk-in shower enclosure with mains fed shower over, hand wash basin set in vanity unit and dual flush wc. Spot lighting. Part tiled walls.

### **Driveway**

Providing off road parking.

### **Garden**

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries.

### **Tenure**

Freehold.

### **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.

### **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.

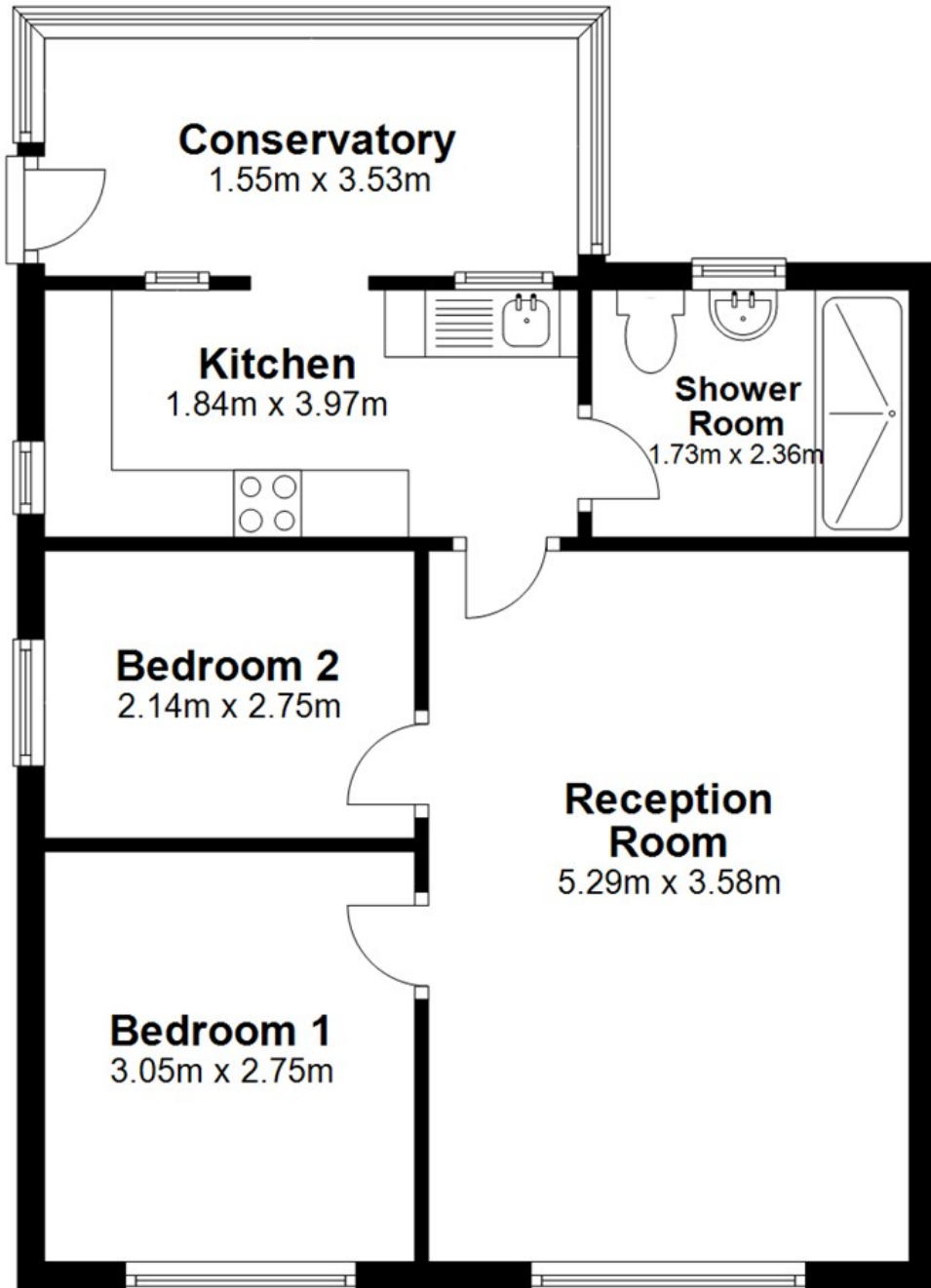
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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, then your first left onto George Street. Marina Road can be found about three quarters of the way along on your right-hand side. Number 8 can be found on the right-hand side.

