



CHOICE PROPERTIES

Estate Agents

21 Long Acre,
Mablethorpe, LN12 1JF

Reduced To £210,000



Choice Properties are delighted to present this most spacious two/three bedroom semi-detached bungalow, occupying an ideal position close to the town centre and golden sandy beaches of Mablethorpe, currently operating as a successful holiday let. This impressive property further benefits from generously proportioned rooms throughout, boasts ample living space and is being sold fully furnished! Early viewing is advised.

This light and bright internal accommodation comprises:

Front Entrance

uPVC front entrance door.

Hallway

Loft access. Wall mounted thermostat controls. Consumer unit. Telephone point.

Reception Room/Bedroom 3

14'0" x 11'0"

Dual aspect windows including bay window to the front aspect. TV aerial point.

Living Room

10'0" x 7'9"

Fitted with bookshelves.

Sitting Room

8'0" x 12'0"

Door to the garden.

Side Entrance

8'0" x 6'2"

Wall mounted consumer unit. uPVC entrance door.

Utility Room

8'0" x 9'4"

Fitted with wall and base units with work surfaces over. Plumbing for a washing machine.

Dining Room

12'0" x 9'2"

Ample space for dining table and chairs.

Kitchen

10'0" x 9'8"

Fitted with wall and base units with work surfaces over, one and a half bowl resin sink unit and drainer with mixer tap, integral four ring induction hob, integral electric oven, integral fridge/freezer, integral dishwasher. Spot lighting. Door to the garden.

Bedroom 1

13'0" x 9'0"

Spacious double bedroom. Bay to the front aspect.

Bedroom 2

11'0" x 8'9"

Spacious double bedroom.

Loft Room

13'3" x 9'9" extending to 13'

Access into the eaves with Gas combination boiler which supplies the central heating and hot water.

Shower Room

6'0" x 7'0"

Fitted with three piece suite comprising shower enclosure with electric shower over, dual flush wc and hand wash basin with taps over. Tiled walls. Heated towel rail.

Garden

To the rear of the property is a privately enclosed garden with timber fencing to the rear. The garden is laid mostly to lawn and benefits from a paved patio area and useful storage shed.

Driveway

Providing off road parking.

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

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

Viewing Arrangements

By appointment through Choice Properties Mablethorpe 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.

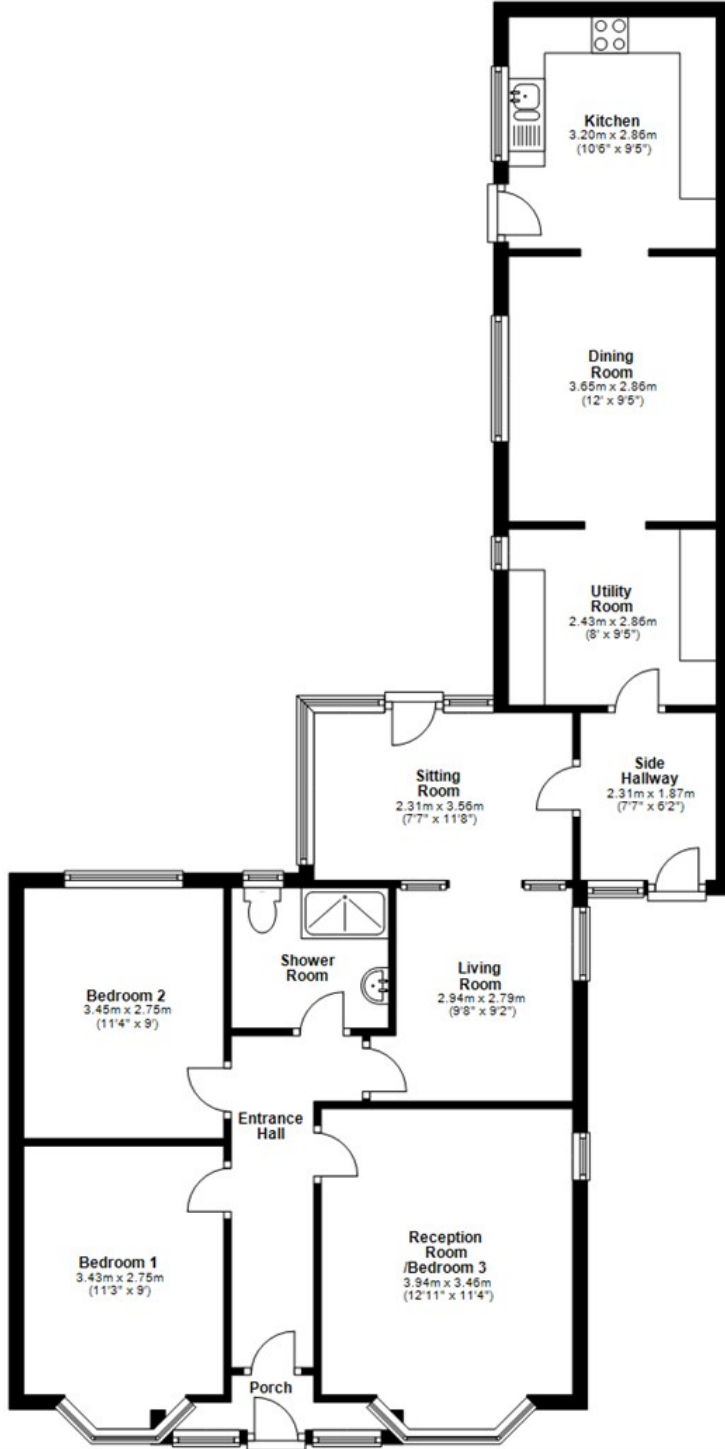
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

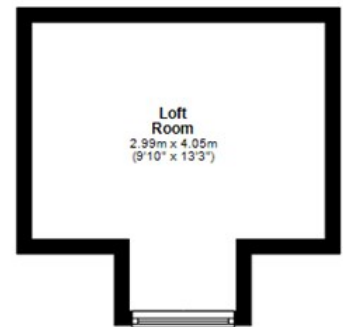




Ground Floor



First Floor



Directions

From our office head north along Victoria Road, at the traffic lights turn left onto the High Street and take your first right onto Wellington Road, then follow along to the bottom of this road. At the junction turn right onto Byron Road and then take your first left onto Long Acre. Number 21 is located on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

