



CHOICE PROPERTIES

Estate Agents

10 Ivel Close,

Mablethorpe, LN12 1NA

Reduced To £205,000



****CHAIN FREE**** Choice Properties are delighted to bring to the market this beautifully presented two bedroom detached bungalow with a well tended garden. This fantastic property is ideally located in a quiet residential position only moments from the beach.

This abundantly light and bright property offers well laid out accommodation comprising:

Porch

3'1" x 29'3"

Long side porch which connects the property to the garage with internal access. Door leading out to the rear garden. Electric consumer unit.

Inner hallway

2'11" x 9'10"

Door to the Porch. Access to the loft area. Telephone point. Smoke alarm. Thermostat control for the central heating.

Reception room

15'11" x 13'8"

With dining area. Electric wall mounted fire. Fitted cupboard housing the gas combination boiler which supplies the central heating and hot water.

Kitchen

9'11" x 6'11"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Integrated electric oven and hob with filter hood over. Part tiled walls. Washing machine.

Bedroom 1

11'11" x 9'6"

Double bedroom.

Bedroom 2

7'8" x 9'11"

Double bedroom.

Bathroom

6'6" x 6'3"

With three piece white bathroom suite which consists of a panelled bath with mixer shower and screen over, pedestal wash hand basin and W.C. Fully tiled walls.

Driveway

Providing off street parking.

Garage

With up and over garage door to the front and double opening garage doors to the rear, sky light. Power and lighting.

Garden

The property is fronted by a lawned garden with well tended plants and hedging. To the rear of the property you will find an attractive lawned garden with established borders of hedging and shrubbery. There is a gravelled seating area and fencing to the boundaries.

Tenure

Freehold

Viewing arrangements

Viewing 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,

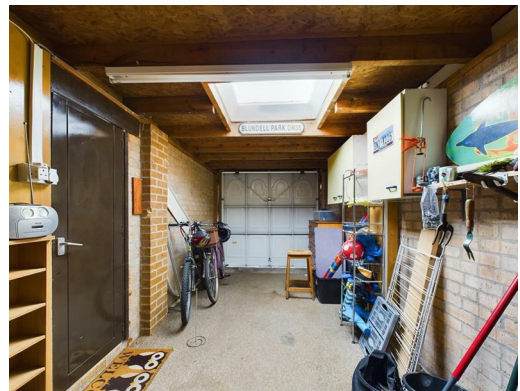
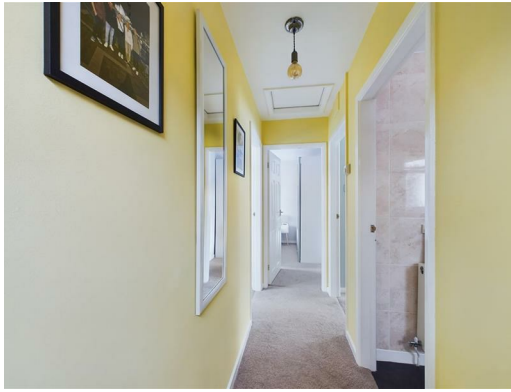
LN9 6PH

Tel. No. 01507 601 111

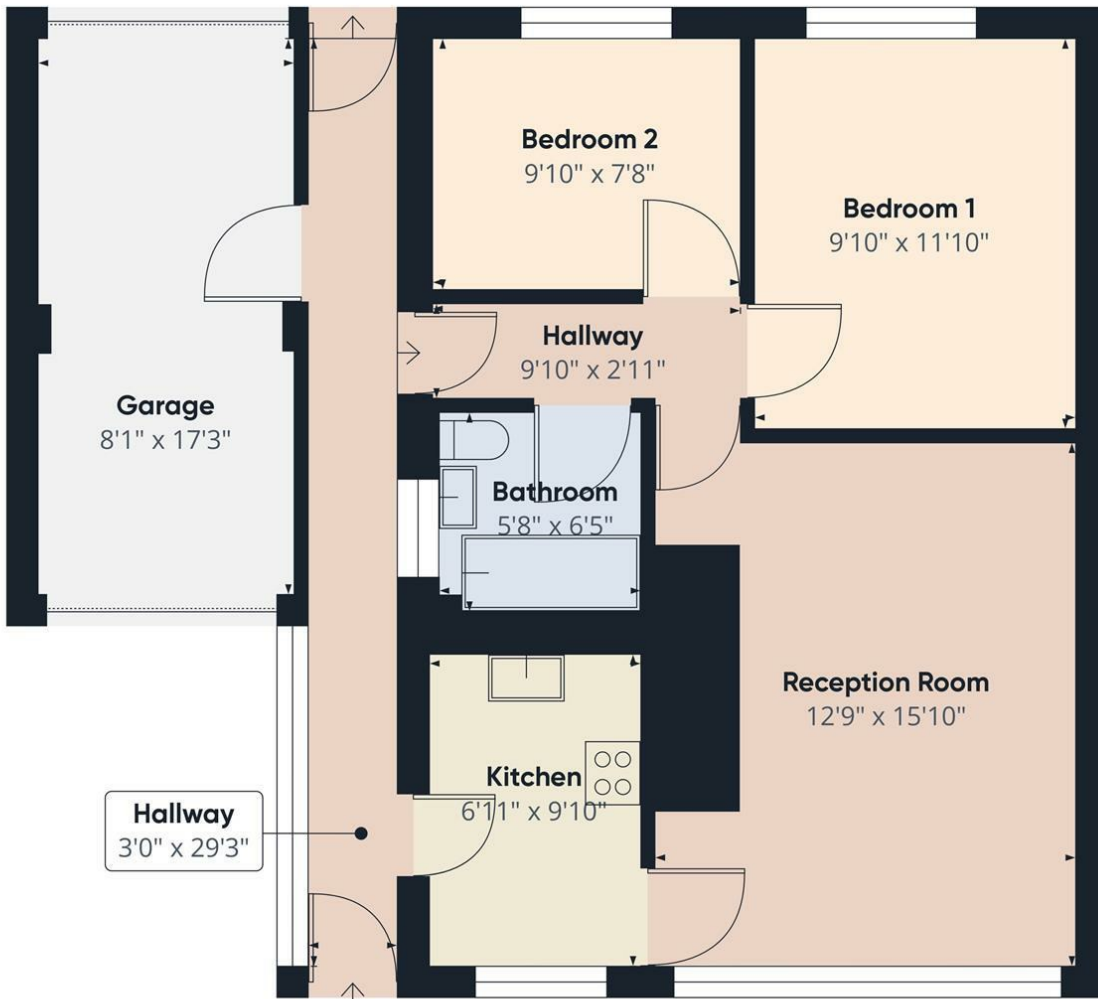
Website: www.e-lindsey.gov.uk

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

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⁽¹⁾
755.41 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

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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 until you reach the cinema then take your immediate left onto Golf Road. Your first turning on the right hand side will be Ivel Grove and Ivel Close can be found 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	

