



# CHOICE PROPERTIES

*Estate Agents*

Melton Coppice Mablethorpe Road,  
Theddlethorpe, LN12 1NQ

Price £250,000



Choice Properties are delighted to bring to the market this fantastic detached two/three bedroom bungalow which sits proudly upon a approx. 0.8 acre plot and offers a rare to find private coppice within the grounds. Located in a quiet position with no near neighbours early viewing is advised.

The well presented and spacious accommodation comprises:

### **Hallway**

13'1" x 6'7"

Cupboard housing wall mounted fuse box.

### **Kitchen**

7'10" x 10'2"

Fitted with a range of wall and base units with worktops over, one and a half bowl resin sink unit with drainer and stainless steel mixer taps, double cooker point, space for fridge/freezer, part tiled walls, door to rear garden.

### **Utility room**

5'4" x 2'11"

Plumbing for a washing machine, space for a tumble dryer.

### **Dining room**

10'11" x 10'10"

Bow window to side aspect, coal fire set into featured surround with back boiler system, built in storage cupboards housing hot water cylinder.

### **Bedroom 1**

10'10" x 10'6"

Bow window to front aspect, spacious double room.

### **Bedroom 2**

10'11" x 9'5"

Double bedroom.

### **Reception room/Bedroom 3**

10'10" x 11'11"

Bow window to front aspect, TV Aerial point, open fire set into featured surround.

### **Bathroom**

7'8" x 5'6"

Fitted with a three piece suite comprising panelled bath with single taps and electric shower over, pedestal wash hand basin with single taps, close coupled wc, part tiled walls.

### **Driveway**

Providing off street parking for several vehicles.

### **Garden**

To the rear of the property you will find a generously sized garden with established trees and hedging to the borders. There is a private coppice to the side of the grounds.

### **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**

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

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. 64.0 sq. metres (689.2 sq. feet)



Total area: approx. 64.0 sq. metres (689.2 sq. feet)

# Directions

From our Mablethorpe office head North along Victoria Road to the traffic lights, turn left onto the High Street (A52) and head out of town. After you have passed the petrol station turn right at the crossroads onto the A1031 towards Theddlethorpe. Continue along this road and Melton Coppice can be found on the left hand side just before the turning to rotten row.

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 <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	

