



CHOICE PROPERTIES

Estate Agents

165 Golf Road,
Mablethorpe, LN12 1EZ

Reduced To £179,950



It is a pleasure for Choice Properties to offer for sale this charming and immaculately presented semi-detached bungalow on Golf Road, Mablethorpe! This delightful property boasts a spacious reception room, two double bedrooms, and modern bathroom.

Situated in a sought-after location, this bungalow further benefits from both driveway with garage and a generously sized garden to the rear.

Early viewing is highly advised. Please note the property is being sold with no upper chain.

The abundantly light and beautifully maintained accommodation comprises:-

Entrance Porch/ Utility Area

9'9" x 2'10"

Front uPVC entrance door leading into the entrance porch, featuring double aspect windows, a uPVC cladded ceiling, tiled flooring, plumbing for a washing machine and a door to the:

Kitchen

13'9" x 5'11"

Stylish and modern kitchen fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring 'Zanussi' gas hob with extractor hood over, integrated double 'Zanussi' oven, integral dishwasher and fridge/freezer, tiled splashbacks, laminate flooring, ample space for a small dining table and the kitchen also houses the wall mounted consumer unit. Opening through to the:

Reception Room

15'10" x 12'4"

Light and airy reception room benefiting from a bow window to front aspect and fitted with a open fireplace set in a feature surround and on a slate hearth with a rustic wooden mantle, TV aerial, and a door to:

Lobby

3'10" x 3'1"

With loft access, the wall mounted thermostat and doors to:

Bedroom 1

14'10" x 9'0"

Spacious double bedroom benefiting from a picture window to rear aspect and fitted with a triple wardrobe with sliding doors.

Bedroom 2

10'8" x 9'4"

Double bedroom with double opening 'French' doors to the garden.

Bathroom

6'0" x 5'11"

Fitted with a three piece suite comprising a tiled bath tub with mixer tap and mains fed shower head over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, part tiling to the walls, inset spot lighting, tiled flooring and a heated towel rail.

Driveway

Paved driveway providing off road parking for several vehicles.

Garage

17'02" x 8'01"

With up and over door, power and lighting, pedestrian door to the side aspect.

Garden

To the rear of the property you will find a generously sized garden which is privately enclosed with timber fencing to the boundaries. The garden is paved and gravelled for ease of maintenance and features a patio seating area which is ideal for soaking up the sunshine or alfresco dining. There are two raised decked areas to the bottom of the garden, one leads to an outdoor covered section at the rear of the garage and the other steps up into the beautiful Summer house with double opening doors. A gate to the side of the bungalow provides access to the front of the property.

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.

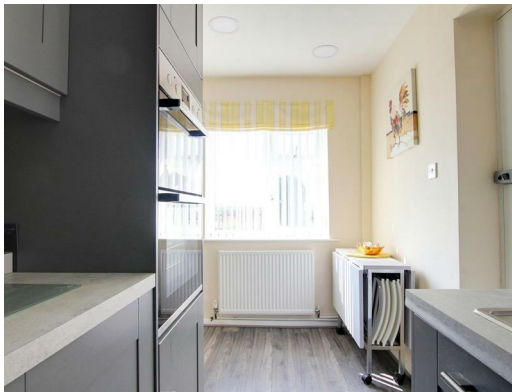
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Council tax band

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 A.

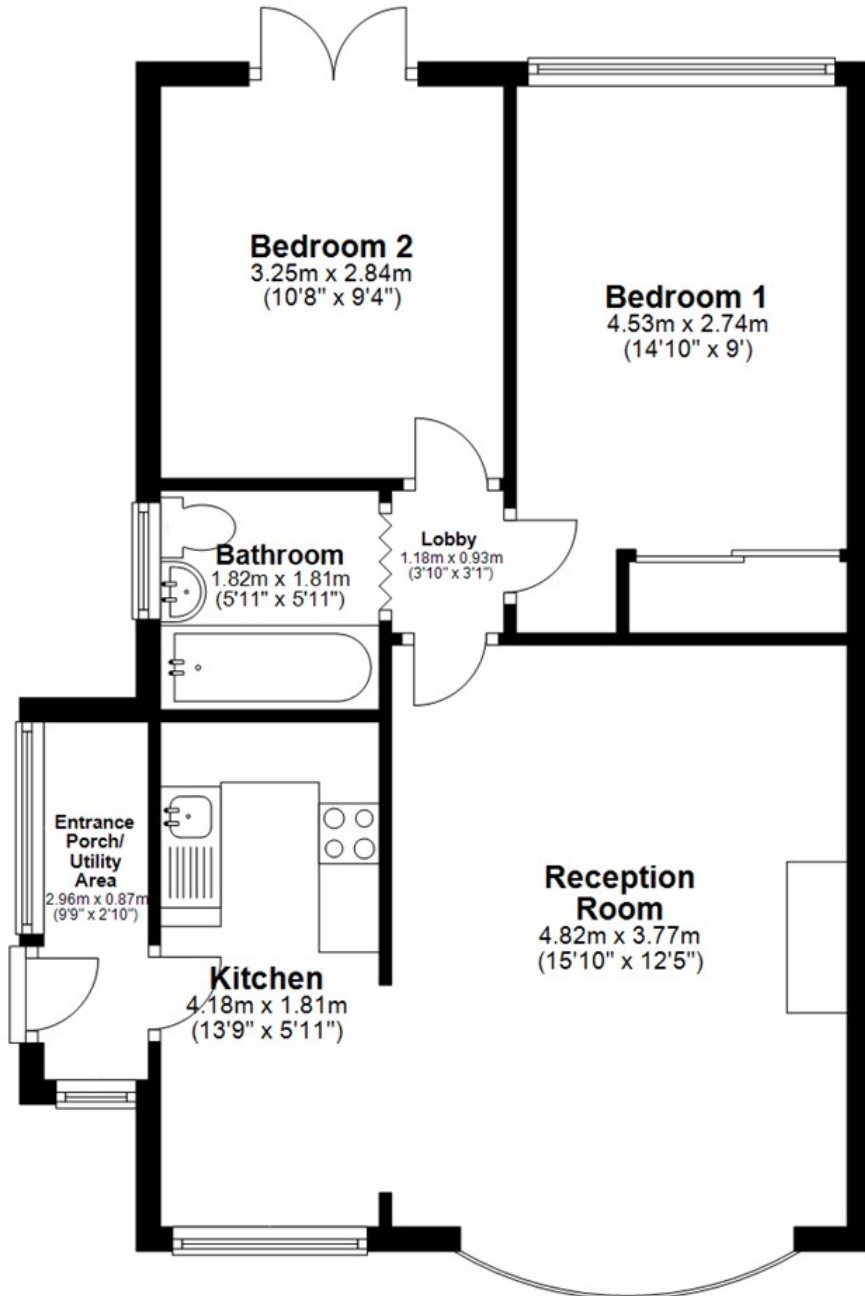
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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. 56.9 sq. metres (612.6 sq. feet)



Total area: approx. 56.9 sq. metres (612.6 sq. feet)

Directions

From our Mablethorpe office head north along Victoria Road to the traffic lights. At the traffic lights turn left onto the High Street. Follow along onto Alford Road and Golf Road can be found to your right. Number 165 Golf Road is situated about halfway along on your right hand side.

