



# CHOICE PROPERTIES

*Estate Agents*

2 Grosvenor Road,  
Mablethorpe, LN12 1EL

Reduced To £199,950



Choice Properties are delighted to bring the market this two bedroom detached bungalow, situated in the most sought after location. just a short walk from the local amenities and Mablethorpe's award winning beaches.

The property further benefits from a paved driveway to the front, privately enclosed garden to the rear and has been maintained to a beautiful standard throughout.

Early viewing is advised!

The beautifully maintained and abundantly light accommodation comprises:-

### **Entrance porch**

Entrance via part uPVC double glazed door, dual aspect windows, tiled flooring, door to front aspect leading to:-

### **Reception room/Kitchen**

Beautiful open plan reception room/kitchen providing ample lighting throughout.

Reception room - uPVC double glazed window to the front aspect, electric fire set into featured surround with wooden mantle, TV Aerial point, telephone point, loft access.

Kitchen - Fitted with a range of wall and base units with complementary work surfaces over, one bowl stainless steel sink unit with drainer and stainless steel mixer tap, integrated cooker with four ring gas hob with extractor over, cupboard housing the wall mounted combination boiler, partly tiled walls, door to:-

### **Utility room**

Fitted with work surfaces with space for under counter fridge and plumbing for a washing machine, pedestrian partly double glazed uPVC door to the rear aspect leading into the garden.

### **Bedroom 1**

Double bedroom with uPVC double glazed window to the front aspect, TV Aerial point.

### **Bedroom 2**

Double bedroom with uPVC double glazed window to the rear aspect, TV Aerial point.

### **Bathroom**

Fitted with a white three piece suite comprising panelled bath with single taps and electric shower over, pedestal wash hand basin with mixer tap, dual flush w.c., extractor fan, partly tiled walls, uPVC double glazed window to the rear aspect.

### **Driveway**

Paved driveway providing off road parking.

### **Garden**

To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries. The garden is laid to lawn but also features a paved pedestrian footpath surrounding the bungalow. A timber shed is included in the sale and a gate to the side of the property provides access to the front of the property.

### **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.

## **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.

## **Viewing arrangements**

By appointment through Choice Properties on 01507 472016.

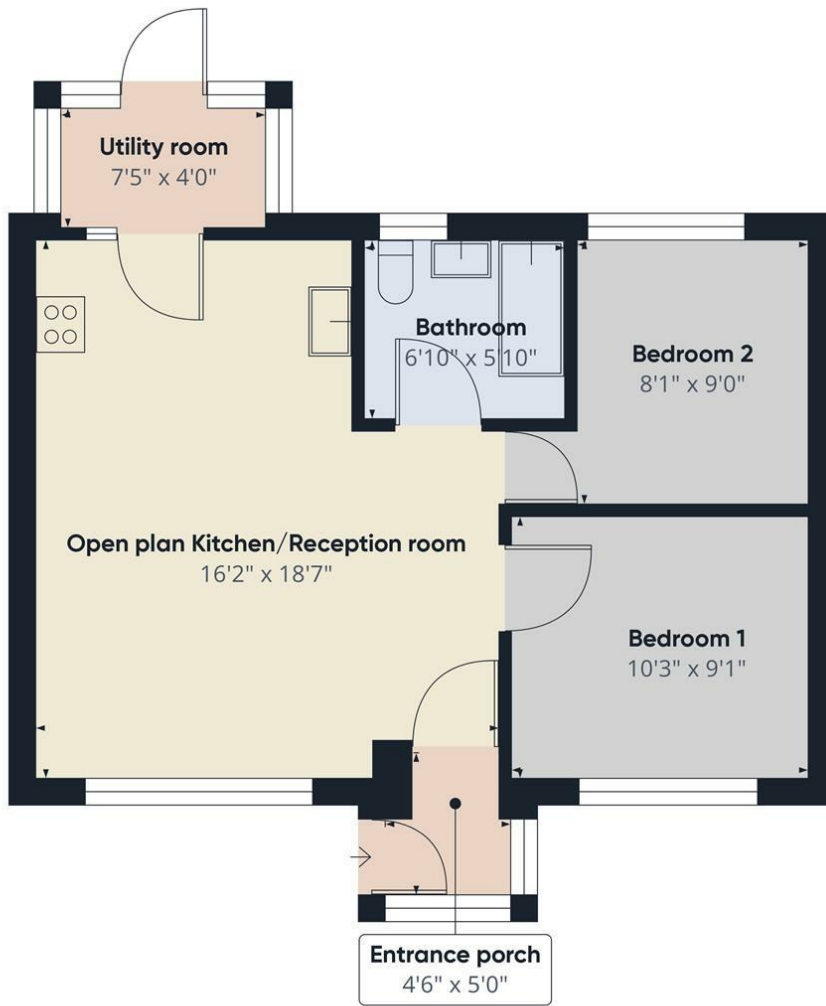
## **Opening hours**

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

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<sup>(1)</sup>**  
542.39 ft<sup>2</sup>

(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

From our Mablethorpe office head North to the traffic lights and turn left onto the High Street. Continue along this road before turning right onto Grosvenor Road and number 2 can be found immediately on your right hand side.

