



CHOICE PROPERTIES

Estate Agents

32 Regent Road,
Mablethorpe, LN12 1LG

Reduced To £149,950



Choice Properties are excited to offer for sale this two bedroom semi detached bungalow, boasting a sizeable garden to the rear. Offered with no onward chain, this cosy bungalow is conveniently located, positioned within close proximity to both the local amenities and the 'Blue Flag' award winning golden sandy beaches of Mablethorpe. To avoid disappointment, early viewing is most certainly advised and to appreciate the size of garden coupled up with the well laid out accommodation.

The abundantly light and bright accommodation benefits from uPVC double glazing throughout and comprises:

Entrance Hall

4'11" x 3'0"

uPVC entrance door leading into the entrance hall; fitted with the wall mounted 'Drayton' thermostat and doors to:

Bathroom

10'1" x 5'4"

Measurements to widest points. Fitted with a three piece suite comprising a clad bath tub with single hot and cold taps, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, part tiling to walls, extractor fan and the bathroom also houses the wall mounted 'Ideal Logic +' combination boiler; supplying both the central heating and hot water systems.

Reception Room

14'5" x 11'11"

Measurements to widest points. Light and airy reception room benefiting from a bay window to side aspect and fitted with a tiled fireplace hearth with feature surround and mantle, TV aerial, built in storage cupboard with shelving, cupboard housing the wall mounted consumer unit and door leading to:

Bedroom 1

11'8" x 9'4"

Measurements to widest points and into the bay. Double bedroom with a bay window to front aspect, TV aerial and laminate flooring.

Inner Hallway

3'7" x 7'0"

Doors to:

Kitchen

8'9" x 10'4"

Measurements to widest points. Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and single hot and cold taps, space for a freestanding cooker, space for a freestanding fridge/freezer, plumbing for a washing machine, part tiling to the walls and a uPVC side door leading to the garden.

Bedroom 2

7'8" x 11'1"

Measurements to widest points. Double bedroom.

Driveway

Paved driveway providing off road parking for numerous vehicles.

Garden

The property is fronted by a low level bricked wall, enclosing an easy to maintain front garden, laid with shingle.

To the rear of the property you will find a sizeable and privately enclosed garden, mostly laid to lawn with timber fencing and well established hedging to the boundaries. The rear garden additionally features a variety of plants and shrubs to the borders, as well as a paved patio seating area and a useful timber shed.

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 A.

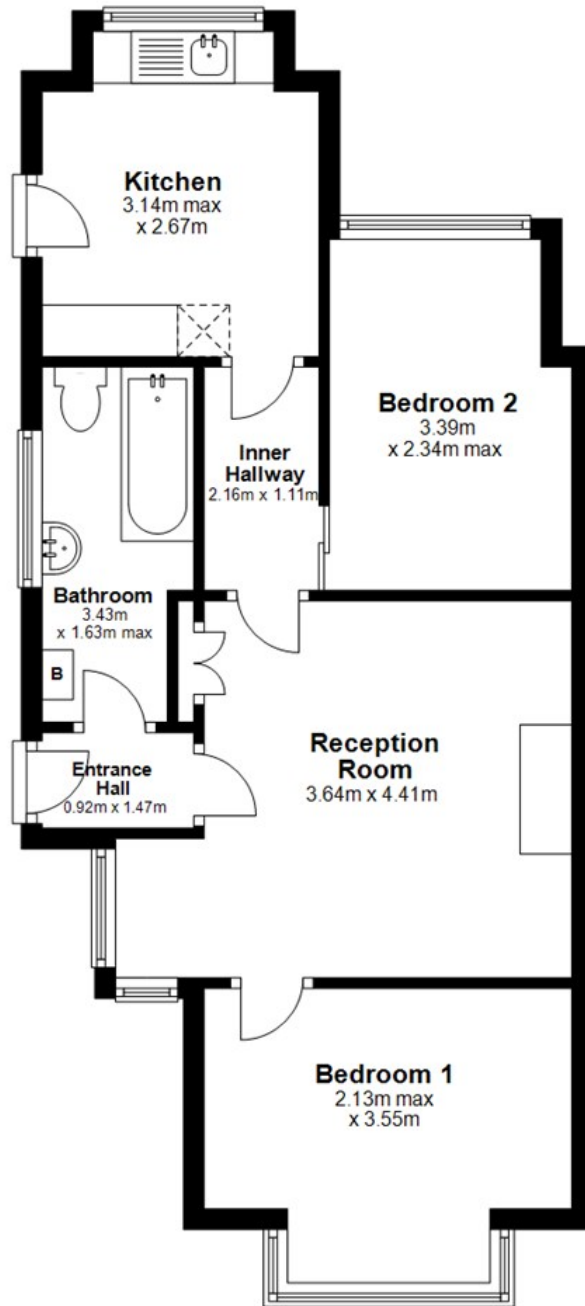
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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. 48.8 sq. metres



Total area: approx. 48.8 sq. metres

Directions

Upon leaving our Mablethorpe 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 second turning on the left hand side will be Regent Road and number 32 can be found on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			68
(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	

