



CHOICE PROPERTIES

Estate Agents

41 St. Peters Lane,
Mablethorpe, LN12 2PJ

Reduced To £85,000



Choice Properties to delighted to bring the market a very exciting opportunity in this one bedroom end of terrace bungalow, further offered with no onward chain! The bungalow is conveniently located in a quiet private residential road, only a stones throw from the 'Blue Flag' award winning golden sandy beaches of Trusthorpe, and only a short distance from the local amenities on offer in Sutton-on-Sea and Mablethorpe. Offering endless scope for any prospective buyer to put their own stamp on the property, this is certainly one not to miss, so early viewing is advised to avoid disappointment.

The bungalow benefits from solar panels; which are owned outright as well as an electric heating system throughout and comprises:

Conservatory

5'2" x 12'1"

Front double opening 'French' doors leading into the conservatory benefiting from triple aspect windows, laminate flooring and a polycarbonate roof. Sliding patio door to:

Reception Room

12'4" x 9'4"

Fitted with a wall mounted electric feature fire, laminate flooring, a TV aerial, telephone point and doors to:

Kitchen

7'7" x 10'9"

Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer, four ring induction hob with extractor hood over, plumbing for a washing machine, space for a freestanding fridge/freezer, fitted electric oven, laminate flooring, extractor fan, cupboard housing the wall mounted consumer unit and a uPVC door side aspect.

Bedroom

13'9" x 6'11"

Double bedroom with laminate flooring, loft access, a built in airing cupboard housing the hot water cylinder and double opening 'French' doors to the conservatory.

Bathroom

6'3" x 5'5"

Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps and electric 'MX Options Solo QI' shower over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, part tiling to the walls.

Driveway with Car Port

Providing undercover off road parking for two vehicles.

Garden

The property is front by a garden which is paved and laid with shingle for ease of maintenance. The front garden additionally benefits from two useful metal sheds. To the rear of the property you will find a paved garden, ideal as an outdoor seating area, which further features an outside tap, and easy access up to the beach front.

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.

Makin 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 regulations 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.

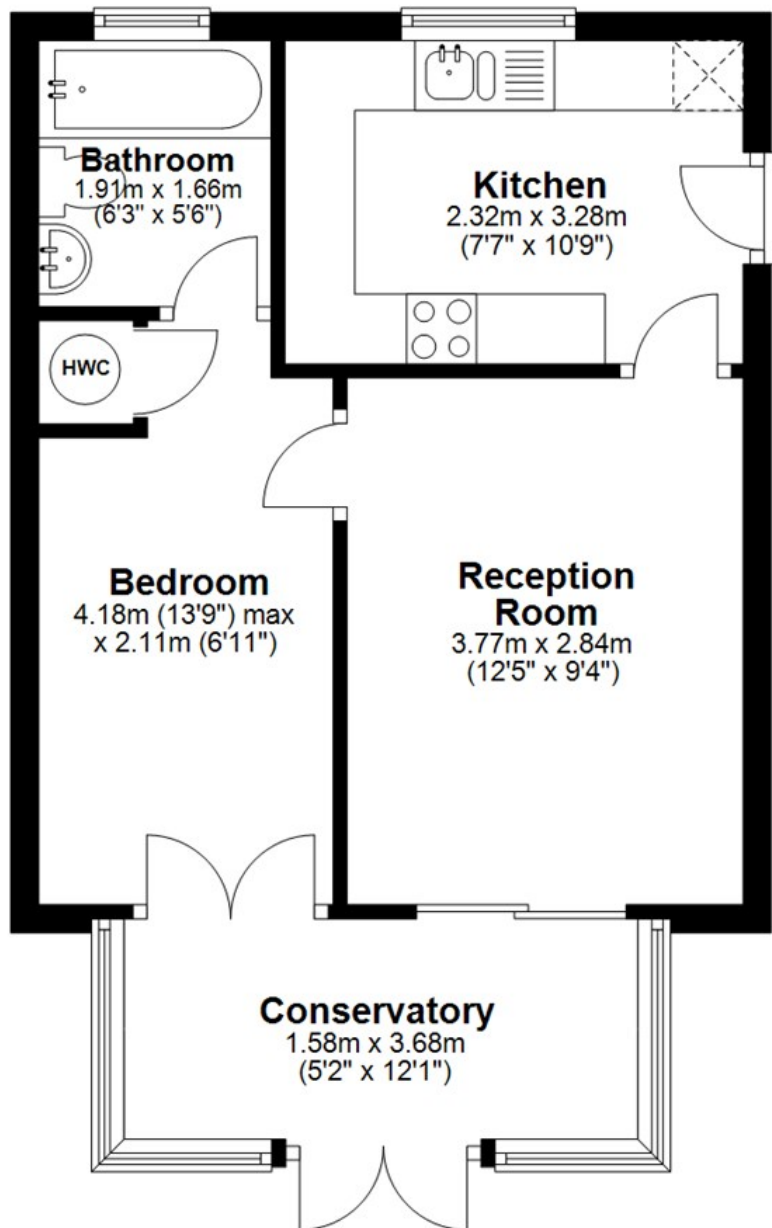
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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. 37.4 sq. metres (402.7 sq. feet)



Total area: approx. 37.4 sq. metres (402.7 sq. feet)

Directions

From our Mablethorpe office head south along Victoria Road (A52) towards Sutton on Sea. Follow along Sutton Road past Jewson Builders Merchants, St. Peters Lane can then be found a short distance along on your left hand side. Number 41 is located along a private lane on your left hand side (signposted St Peters Lane South).

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	

