



CHOICE PROPERTIES

Estate Agents

11 The Strand,
Mablethorpe, LN12 1BQ
Reduced To £149,950



It is a pleasure for Choice Properties to bring to the market this fantastic and spacious two/three bedroom detached bungalow is located in a quiet residential position within a short walking distance from the town and beach and is additionally offered with no upper chain.

The well laid out accommodation comprises:-

Entrance Porch

6'1" x 3'4"

Double power point. Door to:

Kitchen

12'8" x 7'3"

Fitted wall and base units with work surfaces over. Gas and Electric cooker points. Stainless steel sink unit and drainer with mixer tap. Plumbing for automatic washing machine. Mostly tiled walls. 3 double & 4 single power points. 'Glow Worm' gas fired boiler which supplies the central heating and domestic hot water. Programmer control. Fitted cupboard. Radiator. Fluorescent lighting.

Reception Room

16'7" x 11'1"

Bow window. Feature beamed ceiling. 'Adam' style fireplace with gas fire. Centre lighting. Telephone point. Radiator. 2 Single & 2 double power points. T.V. Aerial point.

Lobby

2'08" x 2'08"

Bedroom 1

19'05" x 10'04"

Fitted cupboards. 2 Radiators. Single & 3 double power points. Room thermostat control for the central heating.

Bedroom 2

13'00" x 8'01"

Single & 4 double power points. 2 Radiators. Fitted wardrobes with sliding doors. Loft access. Door to:

Bedroom 3

9'00" x 7'03"

Double bedroom.

Shower Room

6'06" x 6'11"

Consisting of shower cubicle with 'New Team' electric shower. Pedestal wash hand basin. Low level flush w.c. Radiator. Fully tiled walls. Shaver point with light. Medicine cabinet.

Driveway

This is located at the rear of the property and accessed from Kensington Gardens. The driveway leads to the:

Garage

8'02" x 17'11"

With up & over door, side access door and power and lighting.

Garden

To the front of the property is an attractive low maintenance garden fronted by a low level brick wall with single pedestrian gate. The garden is edged with plant and shrub borders and has raised flower beds. There is access to the side of the property leading to the enclosed rear garden which is also low maintenance and has a number of plants and shrubs. Cold water tap. Security lighting. Side door in to the garage and gate leading on to the driveway.

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

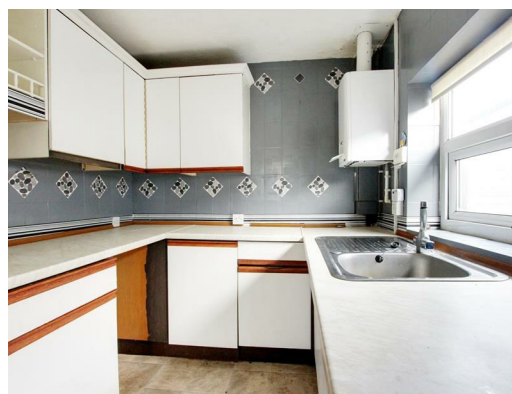
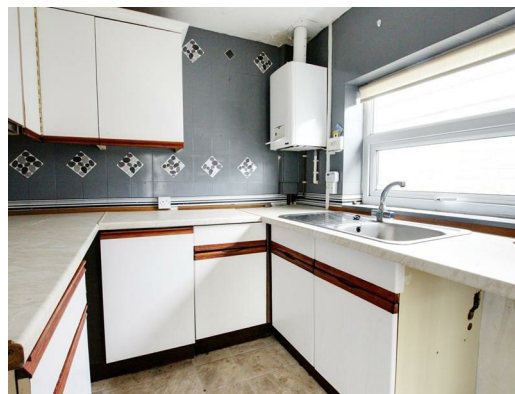
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH

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 B.

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.







Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
875.86 ft²

(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.

GIRAFFE360

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street, carry on past the CO-OP supermarket, take your next left onto the Strand and number 11 can be found on your left hand side.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ emissions			
England & Wales		EU Directive 2002/91/EC	

