



# CHOICE PROPERTIES

*Estate Agents*

20 Harris Boulevard,  
Mablethorpe, LN12 2DY

Reduced To £176,000



It is a pleasure for Choice Properties to bring to the market this two bedroom semi detached bungalow, situated in a quiet residential position on a short distance from both the local amenities and 'Blue Flag' award winning golden sandy beaches of Mablethorpe. Boasting a well proportioned layout, as well as privately enclosed gardens and ample off road parking, this idyllic bungalow is not to be missed; so early viewing is most certainly advised.

The well maintained accommodation benefits from a gas central heating system and comprises:

### **Kitchen**

9'09" x 8'04"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding gas cooker, space for an under-counter fridge/freezer, plumbing and space for a washing machine, built in pantry cupboard housing the wall mounted consumer unit, space for a small dining table, tiled splashbacks and a uPVC door to the car port.

### **Reception Room**

16'09" x 9'10"

Light and airy reception room benefiting from a large picture window to front aspect and fitted with and electric feature fireplace in a feature surround with wooden mantle, TV aerial, telephone point and the wall mounted 'Danfoss' thermostat.

### **Hallway**

3'05" x 8'03"

L-shaped hallway providing access to the loft, which is border with a pull down ladder and lighting. The loft further houses the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems. The hallway additionally features a side uPVC door to the car port, a built in storage cupboard with shelving and doors leading to:

### **Bedroom 1**

12'04" x 9'09"

Double bedroom.

### **Bedroom 2**

9'02" x 9'08"

Double bedroom with a TV aerial.

### **Shower Room**

6'03" x 5'03"

Fitted with a three piece suite comprising a shower cubicle with sliding door and electric power shower over, pedestal hand wash basin with mixer tap and WC with dual flush buttons.

### **Driveway and Car Port**

Driveway with uPVC car port over featuring a polycarbonate roof providing ample off road parking.

### **Garden**

The property is fronted by low levelled hedging and double opening timber gates enclosing a garden laid to lawn.

To the rear of the garden you will find a privately enclosed garden laid to lawn with timber fencing to the boundaries. The rear garden additionally benefits from two paved patio seating area.

### **Timber Shed**

8'01" x 6'10"

Timber shed with power and lighting.

### **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,

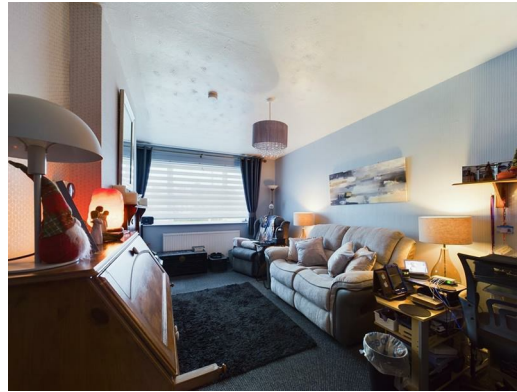
LN9 6PH

Tel. No. 01507 601 111

Website: [www.e-lindsey.gov.uk](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.

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>  
607.52 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.

GIRAFFE360

# Directions

From our office Mablethorpe head south along Victoria Road, at the Eagle Hotel turn right onto Seaholme Road. Harris Boulevard is the third turning on your right hand side. Number 20 is located about halfway along on the right hand side.

