



# CHOICE PROPERTIES

*Estate Agents*

6 Parklands,  
Mablethorpe, LN12 1BY

Price £230,000



It is a pleasure for Choice Properties to bring to the market this superb and beautifully maintained three bedroom detached bungalow with attractive garden. This fantastic property is offered with no upper chain and is located on a sought after road only a short walk from the town and beach. Viewing is highly recommended.

The spacious and abundantly light and bright accommodation comprises:

### **Hallway**

3'11" x 16'9"

Built in storage cupboard, loft access - (partly boarded and insulated with retractable ladder and lighting), thermostat controls, wall mounted consumer unit.

### **Reception room**

12'6" x 13'3"

Bay window to front aspect, light airy and spacious reception room, TV Aerial point, telephone point.

### **Kitchen**

9'6" x 13'1"

Fitted with a range of wall and base units with worktops over, one bowl stainless steel sink unit with drainer and mixer taps, space for fridge/freezer, cooker point, plumbing for a washing machine, dining space, wall mounted Worcester combination boiler, built in pantry and storage space.

### **Bedroom 1**

10'4" x 13'3"

Spacious double bedroom, built in wardrobes with sliding doors, overlooking the rear garden view.

### **Bedroom 2**

10'4" x 13'1"

Spacious double bedroom with sliding patio doors into the attractive rear garden.

### **Bedroom 3**

6'10" x 9'6"

### **Bathroom**

6'1" x 9'8"

Fitted with a three piece suite comprising panelled bath with single taps and electric shower over, pedestal wash hand basin with single taps, close coupled wc, tiled walls.

### **Driveway**

Providing off street parking for several vehicles.

### **Garage**

15'08" x 5'08"

With electric up and over door, power and lighting.

### **Garden**

To the rear of the property you will find a well maintained garden with recently installed fencing to the boundaries. The garden is partly lawned and also features a decked seating area and attractive plants and shrubbery throughout.

### **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 B.

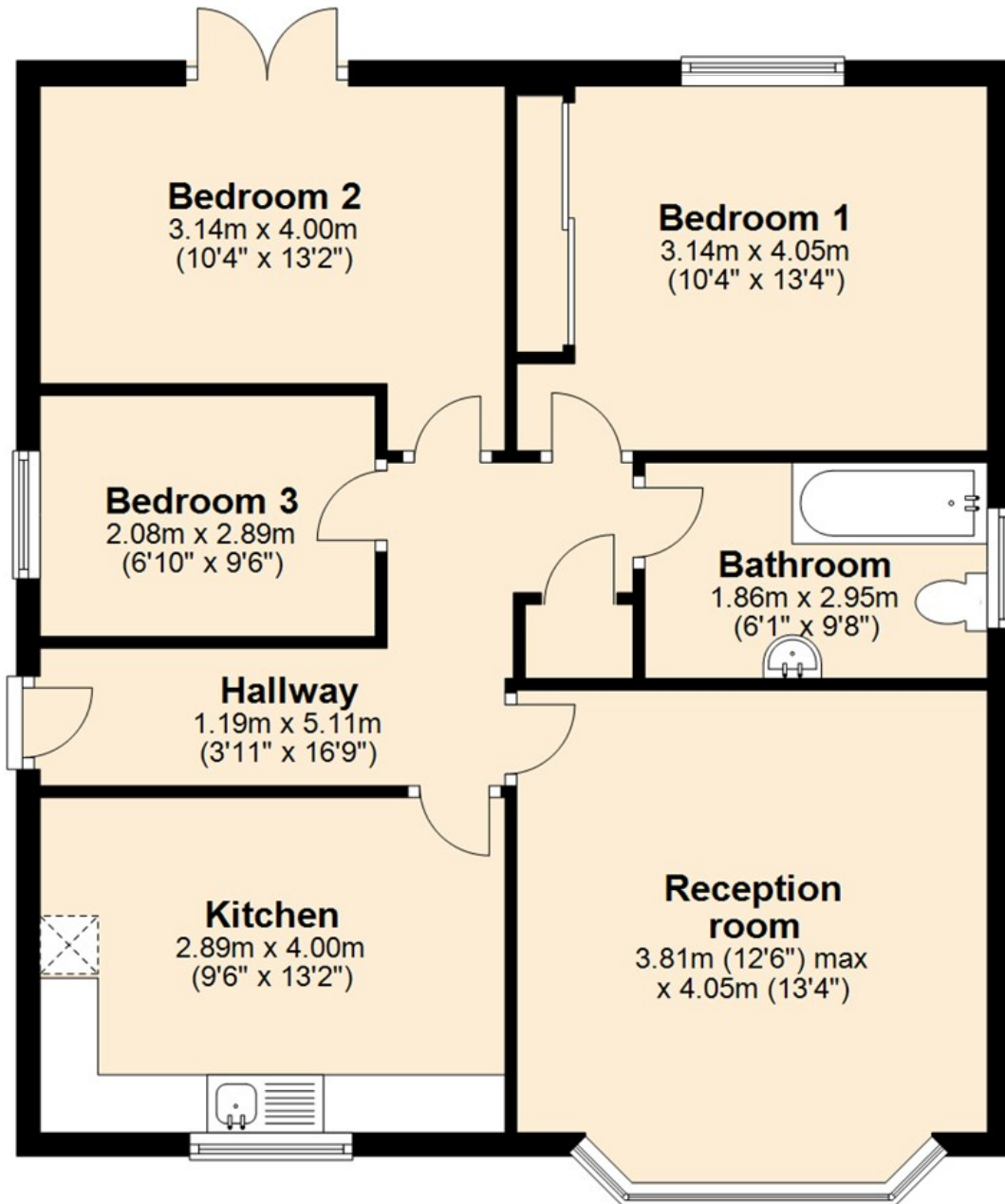
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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. 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. 74.0 sq. metres (796.5 sq. feet)



Total area: approx. 74.0 sq. metres (796.5 sq. feet)



# Directions

From our Mablethorpe office head North to the traffic lights, turn left onto the High Street then take the fifth left into Parklands. Number 6 can be found a short way down on your right hand side.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

