



# CHOICE PROPERTIES

*Estate Agents*

71 Waterloo Road,  
Mablethorpe, LN12 1LA

Price £175,000



Choice Properties are pleased to bring to the market this well maintained two bedroom semi detached bungalow. Offered with no onward chain the property is situated in a residential position yet only moments from both the beaches and local amenities of Mablethorpe. Early viewing is most certainly advised to avoid missing out.

The well maintained accommodation benefits from a recently fitted gas combination boiler and comprises:

### **Entrance Porch**

1'07" x 3'00"

Double opening doors leading into the entrance porch with tiled flooring and a uPVC door leading into the:

### **Hallway**

12'06" x 2'11"

Providing loft access and featuring the wall mounted 'Worcester' thermostat and doors to:

### **Reception Room**

16'01" x 10'00"

Light and airy reception room benefiting from double aspect windows including a angled bay window to front aspect and fitted with a gas fire set ins tiled surround with a wooden mantle, laminate flooring, TV aerial and a built in double airing cupboard housing the wall mounted 'Worcester' combination boiler; installed in 2024 and supplying both the central heating and hot water systems.

### **Kitchen**

6'06" x 14'08"

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 cooker, space for a freestanding fridge/freezer, plumbing for a washing machine, part tiling to the walls, inset spot lighting and a cupboard housing the wall mounted consumer unit. Door to:

### **Sun Room**

6'05" x 13'02"

With tiled flooring a radiator and uPVC door leading out into the rear garden.

### **Bedroom 1**

9'09" x 9'07"

Double bedroom with a TV aerial and laminate flooring.

### **Bedroom 2**

11'01" x 8'09"

Double bedroom with laminate flooring and a TV aerial.

### **Shower Room**

3'04" x 8'09"

Fitted in a wet room design with an electric 'Mira Vigour Thermostatic' shower, hand wash basin with single hot and cold taps and WC with dual flush button, inset spot lighting, tiled flooring and tiling to the walls and a heated towel rail.

### **Driveway**

Block paved driveway providing off road parking.

### **Garage**

12'04" x 9'01"

Detached garage with an up and over door, side uPVC door, side window and power and lighting.

## **Garden**

The property is fronted by a low level timber fence; enclosing a well tended front garden with an array of blossoming plants and shrubs.

To the rear of the property you will find a privately enclosed garden laid with paving slabs for ease of maintenance with timber fencing to the boundaries. The rear garden additionally features raised beds to the boundaries providing space for an array of plants and shrubs to be displayed.

## **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.











Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
724.62 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 Mablethorpe office head North to the junction then turn left onto the High Street then take your second right into Waterloo Road. Number 71 can be found of your left hand side towards the corner of Malvern Road.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			66
(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	

