



# CHOICE PROPERTIES

## *Estate Agents*

58 Marian Avenue,  
Mablethorpe, LN12 2DZ

Price £189,950



Choice Properties are delighted to bring to the market this superb and spacious two bedroom semi detached bungalow which sits proudly upon an impressive corner plot, just a short distance from the local amenities and Mablethorpe's award winning beaches. The property has undergone refurbishment by the current Sellers. Early viewing is most highly advised.

The beautifully maintained and abundantly light accommodation comprises:-

### **Hallway**

18'2" x 3'5"

uPVC front entrance door, two built in storage cupboards - one housing the wall mounted combination boiler, laminate flooring, loft access, wall mounted thermostat controls, radiator.

### **Reception Room**

15'5" x 10'7"

Light and airy reception room, picture window to the front aspect, TV Aerial point, telephone point, carpeted, radiator.

### **Kitchen**

8'8" x 11'5"

Fitted with a range of wall and base units with complimentary work surfaces over, one bowl stainless steel sink unit with drainer and mixer tap, integrated electric oven, four rig gas hob with stainless steel extractor hood over, freestanding fridge/freezer, plumbing for a washing machine, partly tiled walls, door to:-

### **Conservatory**

10'6" x 9'3"

Triple aspect windows, polycarbonate roof, featured wall light, tiled flooring,. TV aerial point, pedestrian doors to both front and rear aspects.

### **Bedroom 1**

13'11" x 10'7"

Spacious double bedroom, carpeted, radiator.

### **Bedroom 2**

9'3" x 7'9"

Double bedroom, dual aspect windows, built in triple wardrobes with sliding doors, radiator, carpeted.

### **Shower room**

6'6" x 5'6"

Fitted with a three piece suite comprising large corner shower cubicle with electric shower over and mermaid board to the splash backs, wash hand basin and dual flush w.c. set into vanity unit, radiator.

### **Driveway**

Paved driveway providing off road parking.

### **Garage**

17'08" x 8'08"

With up and over door, power and lighting.

### **Garden**

The property is fronted by a spacious gravelled garden with dwarf bricked wall to the front border and a footpath which leads to the front entrance door. The bungalow stands proudly upon an impressive corner plot. To the rear of the property you will find a generously sized garden which is privately enclosed with timber fencing to the boundaries. The gardens are gravelled for ease of maintenance and feature a variety of raised stone beds with a variety of different colourful plants and shrubbery. A timber gate to the rear provides access to the driveway and garage.

## **Tenure**

Freehold

## **Viewing arrangements**

By appointment through Choice Properties on 01507 472016.

## **Opening hours**

Monday to Friday 9.00am to 5.00pm

Saturday 9.00am - 3.00pm

## **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)

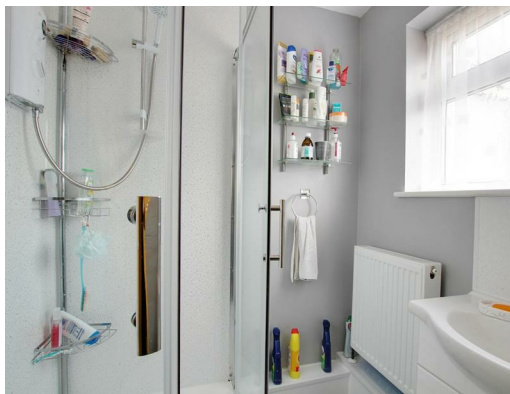
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

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.







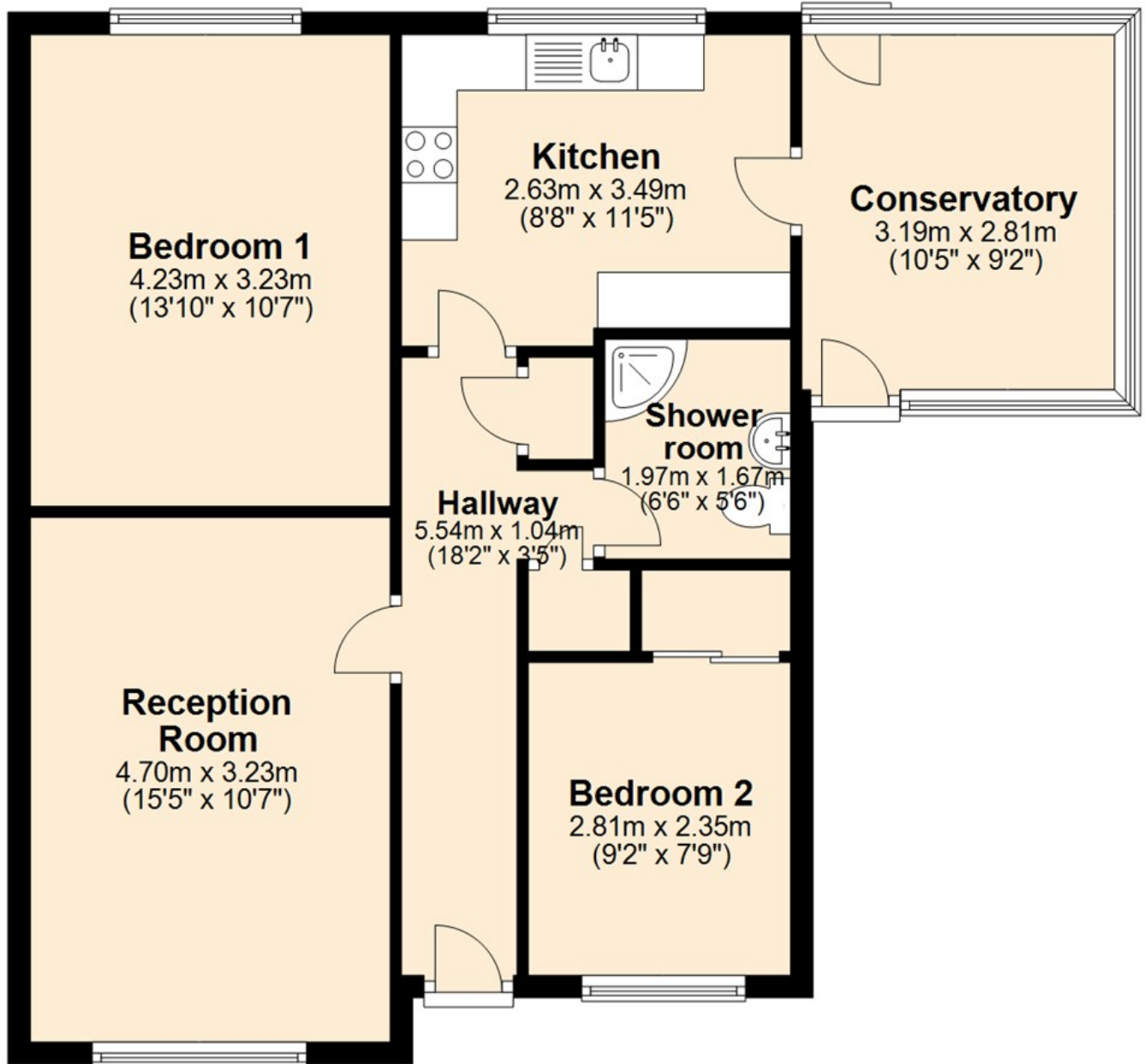






## Ground Floor

Approx. 68.7 sq. metres (739.4 sq. feet)



Total area: approx. 68.7 sq. metres (739.4 sq. feet)

# Directions

From our office head South along Victoria Road, at the Eagle Hotel turn right onto Seaholme Road then immediately left into Dymoke Road. Follow this road round to the right which will bring you to Marian Avenue, bear left and number 58 can be found on the corner on your left hand side.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

