



CHOICE PROPERTIES

Estate Agents

7 Links Avenue,
Mablethorpe, LN12 1QL

Price £169,950



Choice Properties are excited to offer for sale this well maintained and extremely well presented two bedroom semi detached bungalow located in a desirable location, a short distance from the local amenities and a stone's throw from the golden sandy beaches. Further being offered with no onward chain this beautifully kept bungalow benefits from a generously sized and well tended rear garden. Early viewing is most certainly advised to avoid missing out on what is on offer here!

The abundantly light and bright accommodation benefits from a gas mains central heating system, uPVC double glazing throughout and comprises:

Entrance Porch/Utility Area

4'11" x 12'01"

uPVC door leading into the entrance porch with a polycarbonate roof, triple aspect windows, base units with worktop over, space for a freestanding tumble dryer and space for a freestanding fridge/freezer. Door to:

Kitchen

6'01" x 13'08"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring induction hob with extractor hood over, integrated electric oven, integrated fridge/freezer, plumbing for a washing machine, part tiling to the walls and the kitchen also features a cupboard housing the wall mounted 'Vokèra Easi-Heat Plus' combination boiler; supplying both the central heating and hot water systems.

Reception Room

12'04" x 15'09"

Light and airy reception room benefiting from a picture window to front aspect and fitted with a TV aerial, telephone point and providing ample space for a small dining table.

Lobby

2'09" x 3'09"

With loft access, the wall mounted 'Siemens' thermostat and doors to:

Bedroom 1

9'01" x 14'10"

Spacious double bedroom fitted with a picture window to rear aspect and a TV aerial.

Bedroom 2

9'05" x 10'06"

Double bedroom with a picture window to rear aspect and a TV aerial.

Bathroom

6'01" x 5'11"

Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps and a mains fed shower head over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, tiled walls, extractor vent and a heated towel rail.

Driveway

Providing off road parking.

Garden

To the rear of the property you will find a well kept and privately enclosed garden; laid mostly to lawn with timber fencing to the boundaries. The rear garden additionally benefits from a paved patio seating area, and array of well presented plants and shrubs to the borders and a useful timber shed.

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

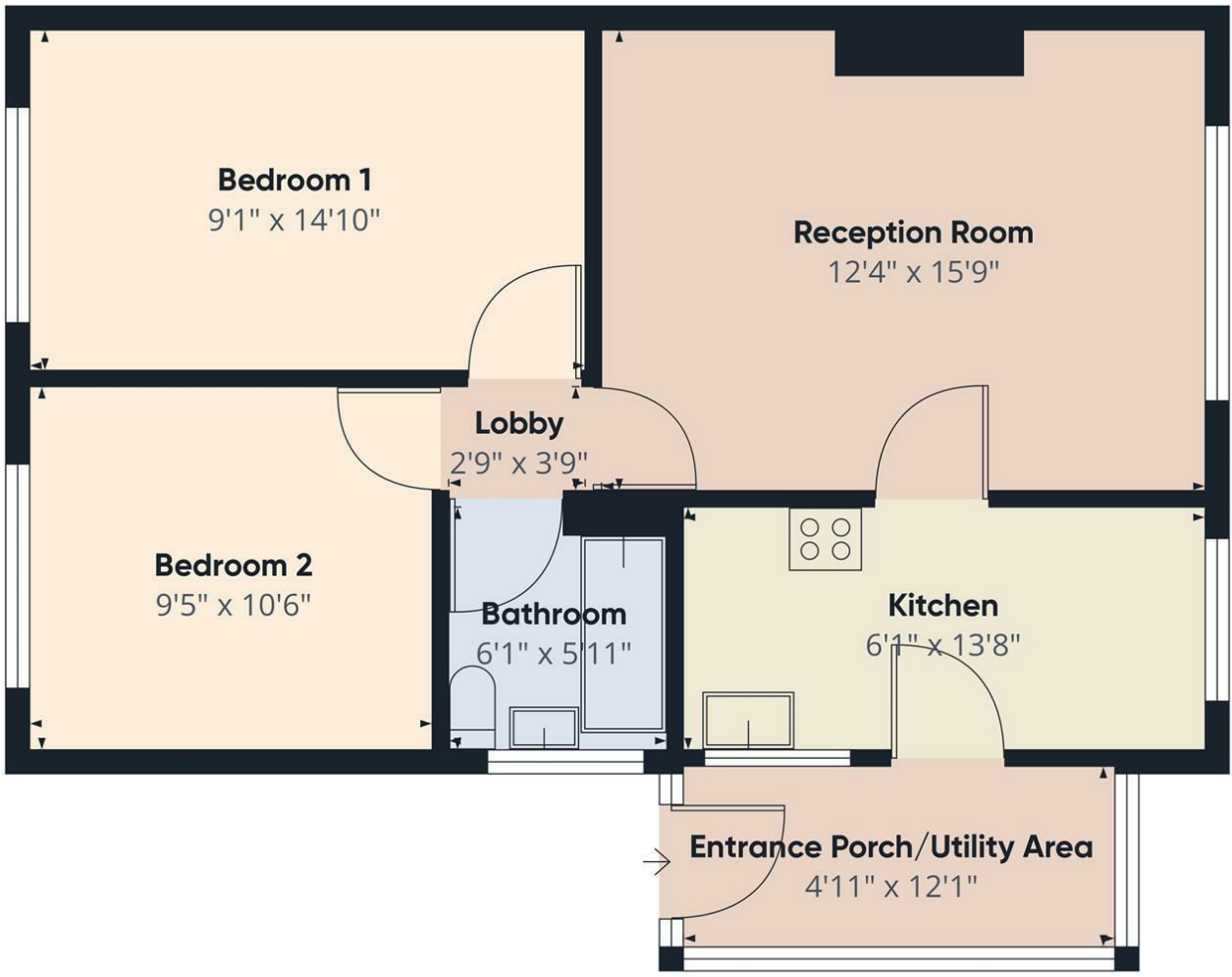
Website: www.e-lindsey.gov.uk

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⁽¹⁾
626.34 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

Directions

Upon leaving the Mablethorpe office head North towards the traffic lights and turn right onto the High Street, at the pullover turn left onto Quebec road. Travel along Quebec road and Links Avenue is the 2nd turning on your left. Number 7 can be found on your left 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 ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

