



# CHOICE PROPERTIES

*Estate Agents*

2 Church Lane,  
Mablethorpe, LN12 2EP

Reduced To £250,000



Choice Properties are excited to bring to the market this most spacious two bedroom semi detached bungalow, located in a sought after part of Mablethorpe; Church Lane, a quite residential road, yet only a short distance from both the local amenities and beaches of Mablethorpe. Boasting expansive outdoor space, including ample off road parking for several vehicles/a motorhome, well tended gardens, garage and sauna, early viewing is advised to appreciate what this charming bungalow has to offer.

The generously proportioned accomodation layout features a gas mains central heating system, uPVC double glazing throughout and comprises:

### **Conservatory**

9'09" x 14'05"

Front uPVC door leading into the spacious conservatory benefiting from triple aspect windows, a glass apex roof, tiled flooring, TV aerial, radiator and double opening 'French' doors to:

### **Hallway**

3'01" x 10'05"

L-shaped hallway providing access to the loft which is boarded with lighting and a pull down ladder. The loft also houses the combination boiler: approximately 2 years old and supplying both the central heating and hot water systems. Doors to:

### **Kitchen**

8'11" x 9'07"

Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with with drainer and mixer tap, space for a freestanding cooker with extractor hood over, plumbing for a washing machine, space for a freestanding fridge/freezer, laminate flooring, tiled walls and a built in cupboard with shelving housing the gas meter and the consumer unit.

### **Reception Room**

10'09" x 16'05"

Light and airy reception room benefiting from a picture window, TV aerial and telephone point.

### **Bedroom 1**

10'10" x 12'09"

Spacious double bedroom fitted with a double mirrored wardrobe with sliding doors, TV aerial and a built in airing cupboard.

### **Bedroom 2**

8'11" x 8'09"

Double bedroom with a TV aerial.

### **Shower Room**

5'03" x 6'00"

Fitted with a three piece suite comprising a corner shower cubicle with mains fed shower head over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, tiled flooring, mermaid boarded walls, inset spot lighting, heated towel rail, shaver point and an extractor fan.

### **Driveway**

Paved driveway proving off road parking for several vehicles and a further driveway laid with shingle to proving additional parking spaces.

### **Garage**

17'09" x 12'02"

With an up and over door, side door, power and lighting and plumbing for a washing machine.

## **Garden**

The bungalow benefits from a sizeable plot. To one side is an easy maintenance garden laid with paving slabs and features two useful sheds and a timber sauna. To the front of the property is a garden laid with lawn with timber fencing to the boundaries. The property also benefits from an outside tap as well as having a fully fitted alarm system.

## **Sauna**

4'06" x 4'07"

## **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,

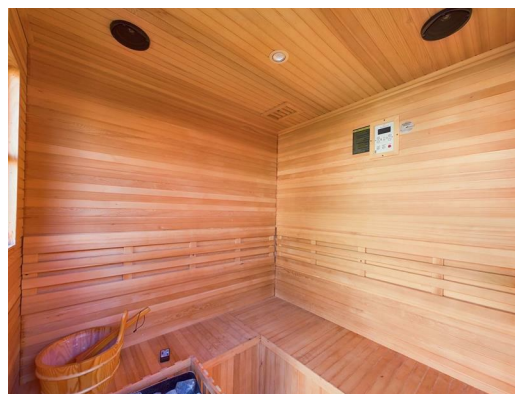
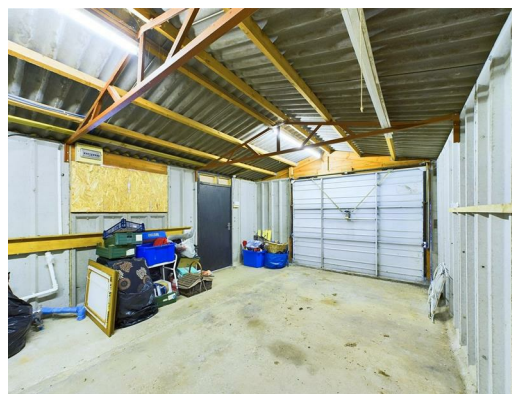
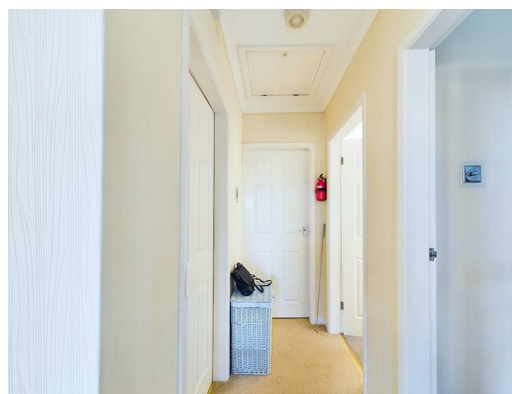
LN9 6PH

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.

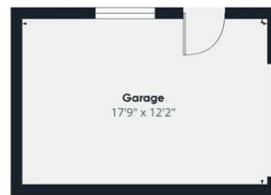
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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



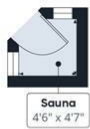




Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area<sup>(1)</sup>  
955.4 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.

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# Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street, carry on past the CO-OP supermarket, past the Police Station and turn left opposite the Primary School onto Church Road. Take a right on to Church Lane. Number 2 can be found at the top of the road, before the turning on to Alford Road.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(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	

