



# CHOICE PROPERTIES

## *Estate Agents*

41 Aqua Drive,  
Mablethorpe, LN12 2YB

Reduced To £232,500



**REDUCED BY MOTIVATED SELLER- FANTASTIC PRICE.** It is a pleasure for Choice Properties to offer for sale this superb and expansive two bedroom (one en suite) detached bungalow which offers generously proportioned rooms throughout and which has been owned by the same family since the property was built. This fantastic property is located in a quiet residential position and is additionally offered with no upper chain.

The well maintained accommodation benefits from a gas central heating system, uPVC double glazing throughout and comprises:

### **Entrance Porch**

5'5" x 5'0"

uPVC entrance porch with a front uPVC door and a polycarbonate roof, tiled flooring and door to:

### **Hallway**

6'0" x 13'1"

Fitted with a double storage cupboard (measuring 2'02" x 5'01") with railing and shelving and housing the wall mounted 'Logic Combi c30' combination boiler; supplying both the central heating and hot water systems, a single airing cupboard (measuring 1'11" x 2'07") with shelving and a radiator, access to the loft which is boarded with a pull down ladder and power, the wall mounted 'Esi ESRTERFW' thermostat and doors leading to:

### **Reception Room**

12'5" x 12'8"

Light and airy reception room benefiting from double aspect windows including a bay window to front aspect and featuring a gas fireplace, TV aerial, telephone point and an opening to the dining room.

### **Dining Area**

9'2" x 10'10"

Providing ample space for a dining table and featuring double opening 'French' doors leading into the conservatory.

### **Conservatory**

9'6" x 11'8"

With double aspect windows, tiled flooring a side uPVC door onto the driveway and a uPVC door into the garden, a radiator and two wall lights.

### **Kitchen**

11'10" x 11'2"

Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, space for a freestanding cooker with extractor hood over, part tiling to the walls, space for a freestanding fridge/freezer, plumbing for a washing machine, inset spot lighting and a rear door to the garden.

### **Bedroom 1**

13'0" x 9'11"

Spacious double bedroom with a TV aerial and a door to the en-suite shower room.

### **En-suite Shower Room**

3'11" x 3'8"

Fitted with a three piece suite comprising a shower cubicle with a mains fed shower over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, tiled walls and an extractor vent.

### **Bedroom 2**

12'10" x 13'4"

Spacious double bedroom with a TV aerial.

## **Bathroom**

5'3" x 6'2"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap and shower attachment, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, tiled walls, wall mounted light with pull cord and built in shaver point and an extractor vent.

## **Driveway**

Providing off street parking.

## **Garage**

20'3" x 9'1"

With an electric roller door, side door from the garden, power and lighting and space for a tumble dryer.

## **Garden**

To the rear of the property you will find a privately enclosed garden, laid to lawn with timber fencing to the boundaries. The rear garden additionally features an array of well maintained and beautifully presented plants and shrubs to the borders, a paved patio seating area, an outside tap and gated access down the side of property; ideal for factors such as bin storage.

## **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.

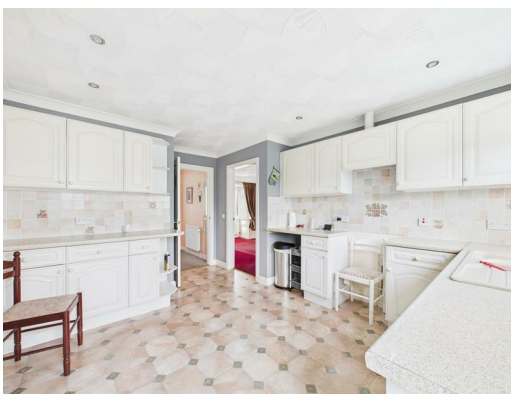
## **Council tax band**

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)

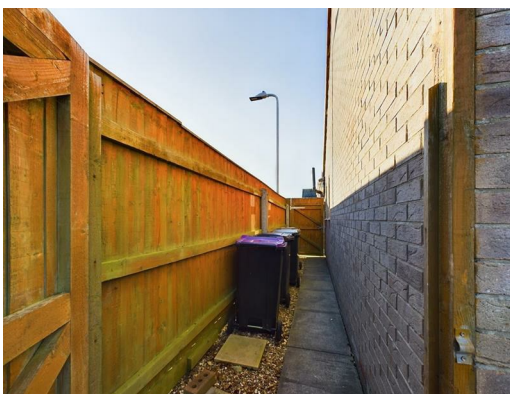
**Council Tax Band** - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

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>  
1137.21 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 south along Victoria Road, at the Eagle Hotel turn right onto the Seaholme Road. Aqua Drive is the fifth turning on your left hand side (including Harlequin Drive).

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		84	(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

