



# CHOICE PROPERTIES

## *Estate Agents*

30 St. Andrews Road,  
Mablethorpe, LN12 1JA

Offers Over £145,000



**\*\*MOTIVATED SELLERS\*\*** Choice Properties are delighted to offer for sale this beautifully maintained two bedroom semi-detached bungalow, situated just a stones throw away from Mablethorpe's award winning beaches. The property further benefits from a generously sized garden to the rear with spacious outbuilding. Viewing is highly advised! This is not one to be missed!

The abundantly light and beautifully maintained accommodation comprises:-

### **Lobby**

2'4" x 6'3"

Door to:-

### **Entrance Hall**

4'0" x 3'7"

Built in storage cupboard.

### **Reception Room**

14'10" x 11'8"

Box window to front aspect, TV Aerial point, telephone point, open plan into:-

### **Kitchen**

6'7" x 7'5"

Fitted with a range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, integral cooker with four ring electric hob and extractor hood over, space for fridge/freezer, plumbing for a washing machine, part tiled walls, inset spotlights to the ceiling.

### **Hall**

15'5" x 2'10"

Doors to both bedrooms and bathroom.

### **Bedroom 1**

9'2" x 13'0"

Spacious double bedroom, inset spot lights to the ceiling, French patio doors leading into the rear garden.

### **Bedroom 2**

7'7" x 6'7"

TV Aerial point.

### **Bathroom**

4'8" x 12'5"

Fitted with a stylish four piece suite comprising panelled bath with single taps, shower cubicle with mains waterfall shower over, pedestal wash hand basin with single taps, close coupled wc, tiled flooring, tiled splash backs, inset spot lights to the ceiling.

### **Driveway**

Providing off street parking.

### **Garden**

To the rear of the property you will find a privately enclosed garden which is mainly laid to lawn with fenced boundaries. A paved stepping-stone footpath leads down towards the workshop at the bottom of the garden. There is a timber fence to the side of the bungalow providing access to the front of the property.

### **Tenure**

Freehold.

### **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,  
Tedder Hall,  
Manby Park,  
Louth,  
LN11 8UP  
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

### **Viewing arrangements**

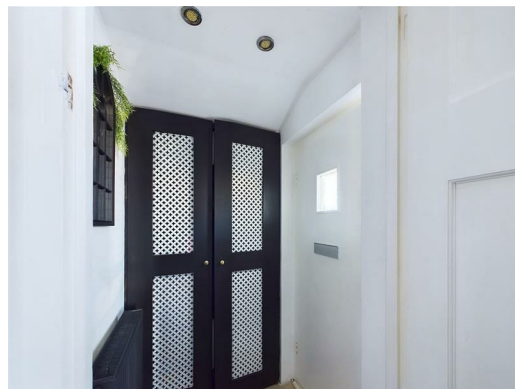
Viewing by appointment through Choice Properties on 01507 472016

### **Opening hours**

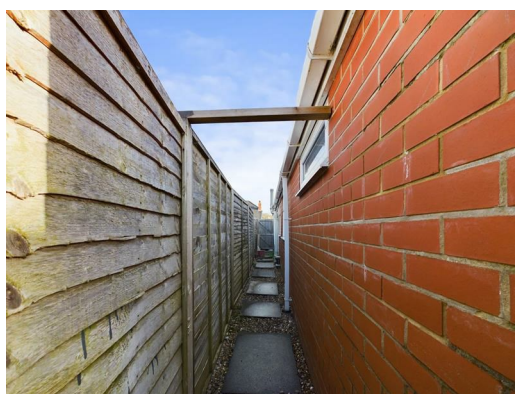
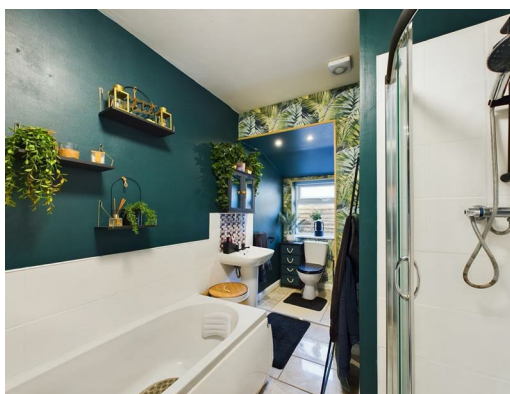
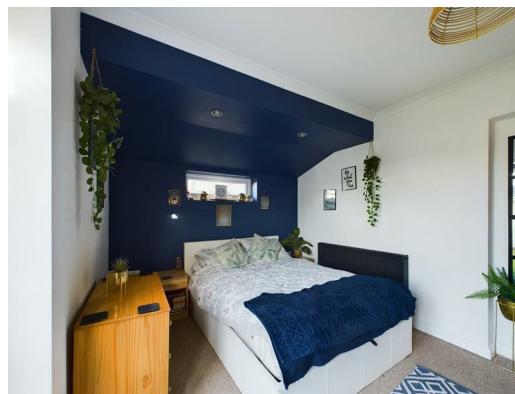
Monday to Friday 9.00 a.m. to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

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.



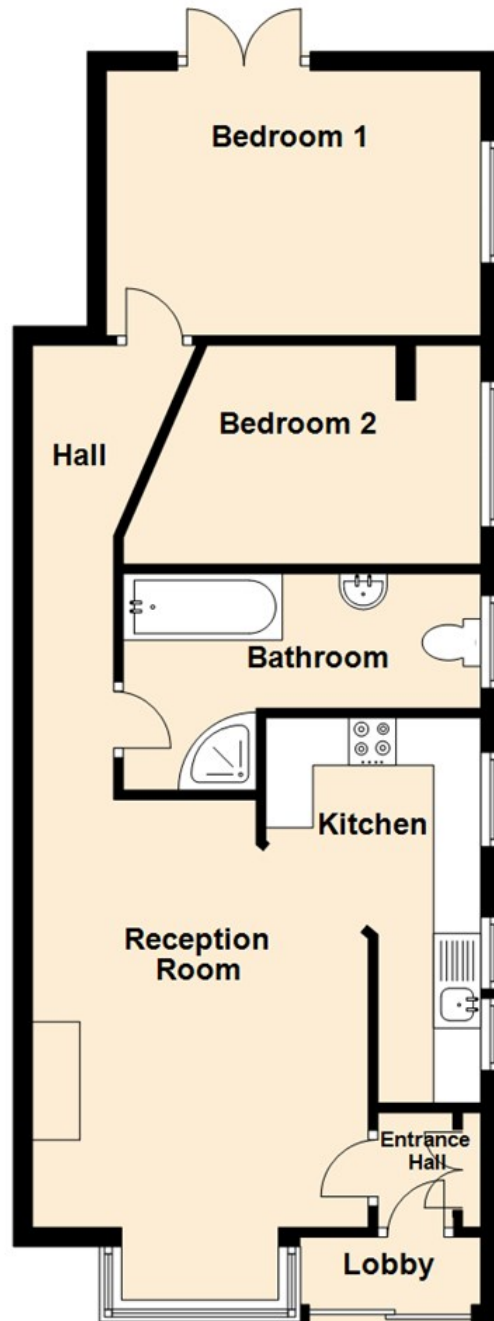






## Ground Floor

Approx. 57.8 sq. metres (622.1 sq. feet)



Total area: approx. 57.8 sq. metres (622.1 sq. feet)



# Directions

Upon leaving our 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 until you reach the cinema then take your immediate left onto Golf Road. Your first turning on the left hand side will be St. Andrews Road and number 30 can be found a short distance along on your right 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                                 |         | 90        | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   | 71      |           | (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                                         |         |           |

