



CHOICE PROPERTIES

Estate Agents

Grasmere High Street,
Mablethorpe, LN12 1EW

Reduced To £275,000



BEING SOLD BY A MOTIVATED SELLER- OFFERS INVITED. Choice Properties are excited to bring to the market this most spacious three bedroom detached bungalow, conveniently located only short walk to both the local amenities and the golden sandy beaches of Mablethorpe. Being further offered with no onward chain this generously sized bungalow additionally features a sizeable detached garage and workshop; which benefits from an upstairs space. Early viewing is most certainly advised to appreciate the space on offer. **NO UPPER CHAIN.**

The generously proportioned accommodation comprises:

Porch

Door to:-

Hallway

Staircase to the first floor, power points.

Kitchen/Diner

Fitted with wall and base units with worksurfaces over, stainless steel sink unit, space for fridge/freezer, wall mounted boiler, cooker point, feature fireplace, ample space for a dining table.

Reception room

Spacious reception room with triple aspect windows (including spacious bay), fireplace, power points.

Dining room

Spacious dining room with bay window, power points.

Boot room

Downstairs Bathroom

Landing

Bedroom 1

Spacious double bedroom.

Bedroom 2

Spacious double bedroom.

Bedroom 3

Spacious double bedroom.

Bathroom

Garage/Workshop

Fabulous potential as this fantastic building can be used for multiple purposes including holiday let, annexe, studio etc. Subject to the correct planning permission.

Driveway

Driveway to side aspect providing off road parking.

Garden

To the rear of the property you will find a garden, laid to lawn with timber fencing to the boundaries. The rear garden additionally benefits from a paved patio seating area and access to the rear garage/workshop.

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

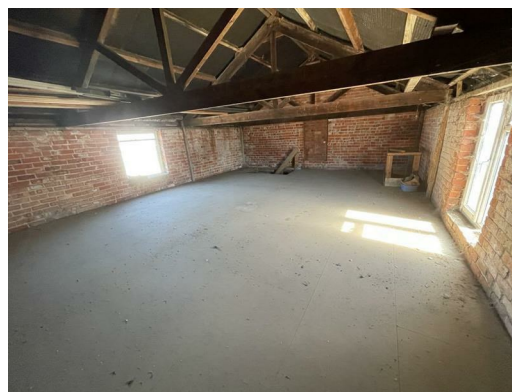
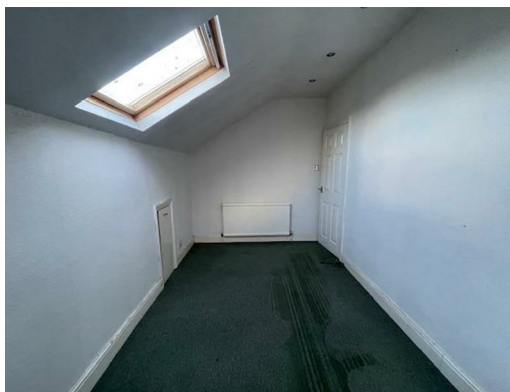
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH

Tel. No. 01507 601 111

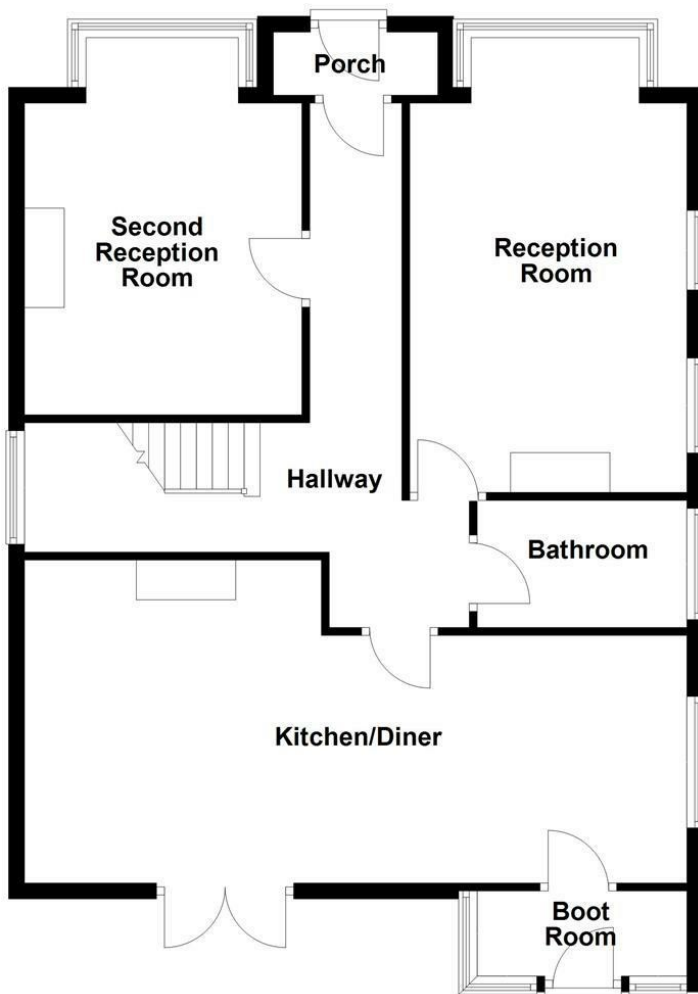
Website: www.e-lindsey.gov.uk

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

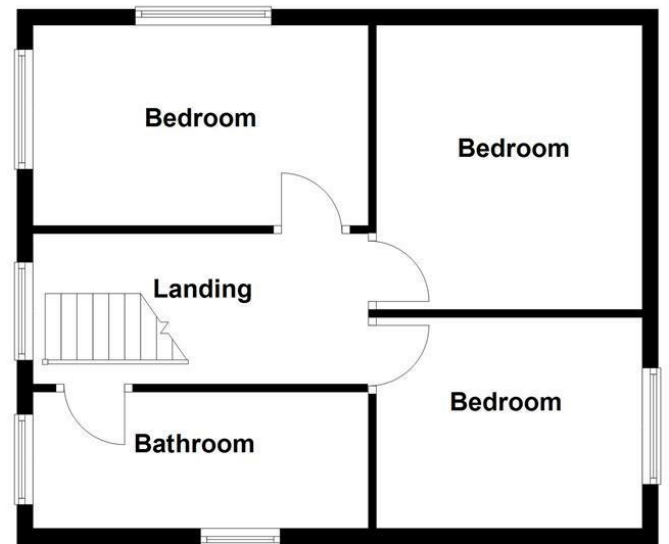
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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



Ground Floor



First Floor



Directions

From our Mablethorpe office head North to the traffic lights. Turn left onto the High Street and carry on past the newsagents, just before the double bend leading to Alford road you will find the property located on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	40		(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

