



CHOICE PROPERTIES

Estate Agents

Newton Cottage Mile Lane,
Mablethorpe, LN12 2QN

Offers Invited £289,950



It is a pleasure for Choice Properties to bring to the market this most spacious three bedroom detached bungalow, situated in a sought after position offering open views to the rear of the property. Standing proudly with generous gardens surrounding the property, early viewing is certainly advised!

Offering generously proportioned rooms throughout, the beautifully presented accommodation comprises:

Entrance Porch

5'5" x 4'5"

uPVC entrance door. Tiled flooring.

Hallway

Loft access. Doors to:

Kitchen

10'8" x 17'10"

Fitted with a range of wall and base units with work surfaces over, one and a half bowl ceramic sink unit and drainer with mixer tap over, integral oven and four ring induction hob with extractor over. Part tiled walls. Cupboard housing the wall mounted 'Vaillant' boiler.

Utility / Porch

9'10" x 5'1"

Tiled flooring. Plumbing and space for a washing machine.

Reception Room

13'4" x 17'9"

Light and airy reception room. Dual aspect windows. Gas fireplace set in feature surround.

Bedroom 1

12'2" x 11'7"

Spacious double bedroom.

Bedroom 2

11'9" x 10'4"

Double bedroom.

Bedroom 3

8'10" x 11'11"

Double bedroom.

Bathroom

9'10" x 6'0"

Fitted with four piece bathroom suite comprising panelled bath tub with separate hot and cold taps over, shower enclosure with electric shower over, hand wash basin and wc. Tiled walls.

Driveway

Providing ample off road parking.

Garage

17'1" x 11'5"

With up and over door and rear pedestrian door.

Garden

Surrounding the property you will find a sizeable and enclosed garden which is laid mostly to lawn, but also benefits from a paved patio area. To the rear of the garden there are stunning open views over the fields that surround the property.

Tenure

Freehold.

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.

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.

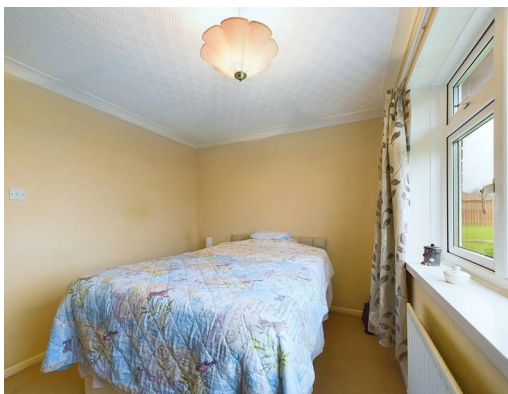
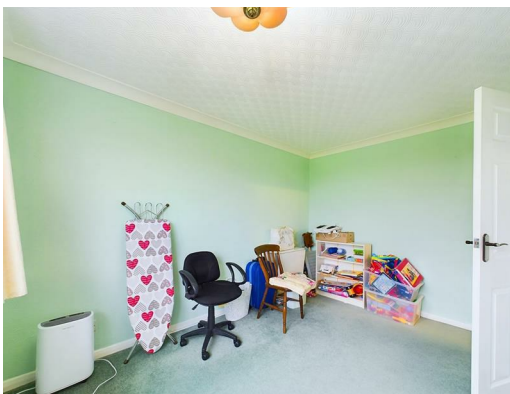
Making an Offer

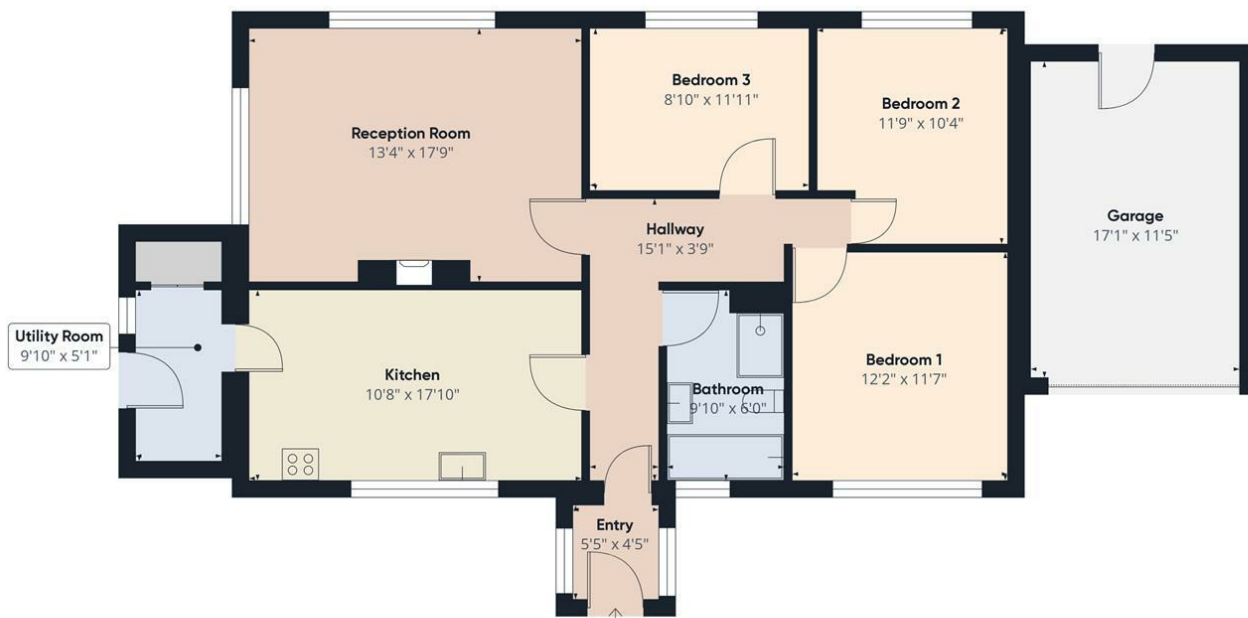
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

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⁾
1244.64 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

From our office head north along Victoria Road, at the traffic lights turn left onto the High Street and follow this road out of town. When you come to the crossroads turn left onto Mile Lane and Newton Cottage can be found towards the bottom of the road on your right hand side.

