



CHOICE PROPERTIES

Estate Agents

Midas Station Road,
Mablethorpe, LN12 1PF

Price £375,000



Choice Properties are excited to bring to the market this most spacious five bedroom (one en-suite) detached bungalow located in peaceful and picturesque village of Theddlethorpe, only moments from the beach and only a short drive to the local amenities. Boasting a generously proportioned layout, the property is set up to offer an additional self contained annex space, as well as ample off road parking, a generously sized plot; measuring approximately 0.30 acres (STS) and open views to the rear. Viewing at the earliest opportunity is most certainly advised.

The sizeable accommodation features a LPG central heating system and comprises:

Kitchen

14'10" x 11'09"

Fitted with a range of wall and base units with worktop over, one and a half bowl stainless sink with drainer and mixer tap, four ring induction hob with stainless steel extractor hood over, integrated electric oven, plumbing for a washing machine, space for a tumble dryer, space for a dishwasher, space for an under counter fridge, built in larder cupboard, space for a freestanding fridge/freezer, tiled flooring and tiled walls.

Sun Room

7'03" x 16'04"

Featuring triple aspect windows, double opening 'French' doors to the garden, a polycarbonate roof, single uPVC door to the garden, tiled flooring, lighting and a radiator.

Reception Room

14'09" x 17'10"

Light and airy reception room benefiting from double aspect windows and featuring an open fire, laminate flooring, TV aerial and telephone point.

Hallway

4'00" x 17'00"

'L' shaped hallway with laminate flooring, wall lighting and doors to:

Bedroom 1

12'02" x 14'06"

Spacious double bedroom with laminate flooring, two built in single wardrobes with shelving and lighting and a door to:

En-suite Bathroom

10'06" x 10'03"

Fitted with a four piece suite comprising a freestanding double ended bath tub with mixer tap and shower attachment, walk in shower cubicle with electric 'Triton T80' shower over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, built in double storage cupboard, tiled walls, tiled flooring and a heated towel rail.

Bedroom 5/Study

9'05" x 10'06"

Versatile space currently utilised as a home study, with the option of being a further double bedroom, with laminate flooring and a telephone point.

Sitting Room

22'11" x 10'05"

Light airy sitting room benefiting from double opening 'French' doors to front aspect and featuring a telephone point and providing ample space for a dining table.

Hall

7'11" x 11'11"

Housing the wall mounted consumer unit, providing loft access and doors to:

Bedroom 2

11'01" x 10'06"

Spacious double bedroom with laminate flooring.

Bedroom 4

10'10" x 8'09"

Double bedroom.

Kitchenette

9'06" x 11'04"

Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, four ring induction hob with extractor hood over, integrated electric oven, space for a slimline dishwasher, plumbing for a washing machine, space for a small dining table, tiled flooring and tiled walls. uPVC door to the rear garden.

Family Shower Room

6'09" x 7'03"

Fitted with a three piece suite comprising a large shower cubicle with electric 'Triton T80' shower over, pedestal hand wash basin with mixer tap and WC with dual flush button, tiled walls, tiled flooring, an extractor fan and a heated towel rail.

Utility Area

6'05" x 12'05"

With tiled flooring, wall shelving, space for a freestanding 'American' style fridge freezer and doors to:

Boiler Room

4'05" x 6'10"

With plumbing for a washing machine, space for a freestanding chest freezer, tiled flooring and the boiler oil further houses the wall mounted 'Ideal Logic +' combination boiler: supplying both the central heating and hot water systems.

Inner Hallway

10'03" x 4'01"

With laminate flooring.

Inner Lobby

5'09" x 4'05"

With oak flooring and doors leading to:

Bedroom 3

9'04" x 10'06"

Double bedroom with laminate flooring.

Shower Room

5'10" x 5'09"

Fitted with a three piece suite comprising a shower cubicle with an electric 'Triton T80' shower over, hand wash basin with mixer tap and WC with dual flush button, tiled flooring and tiling to the walls.

Driveway

The property is fronted by an expansive driveway laid with shingle providing off road parking for several vehicles.

Garden

The property sits on a sizeable plot, measuring approximately 0.3 acres (STS) and is mostly laid to lawn with well established hedging and timber fencing to the boundaries. With open views to be enjoyed to the rear aspect the garden additionally benefits from two useful timber sheds, a paved patio seating area and an array of well established shrubbery allocated around the garden.

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 regulations 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,

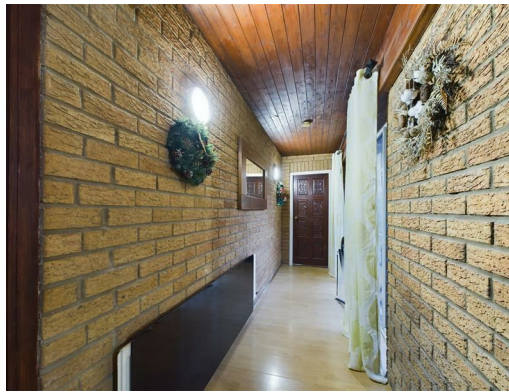
LN9 6PH

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.









Approximate total area⁽¹⁾
 2205.39 ft²
Reduced headroom
 7.49 ft²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft

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

Upon leaving the 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 and follow the road onto Kent Avenue, at the cross roads turn right onto Mablethorpe Road (A1031). Continue along this road into Theddlethorpe, go past the church and then take your next left onto Station Road. Midas can be found on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E			
(21-38) F			
(1-20) G		10	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

