



# CHOICE PROPERTIES

## *Estate Agents*

95 Wellington Road,  
Mablethorpe, LN12 1HY

Reduced To £220,000



It is a pleasure for Choice Properties to bring to the market this immaculate three bedroom (three en-suite) semi-detached dormer bungalow, occupying an ideal position just moments away from the local amenities and golden sandy beaches of Mablethorpe. Boasting a stylish interior we highly advise viewing.

Benefitting from gas central heating and uPVC double glazing, this spacious internal accommodation comprises:

### **Hallway**

15'5" x 2'9"

uPVC front entrance door.

### **Reception Room**

12'9" x 11'9"

Light and airy reception room. Bay window to the front. Log burning stove set in feature brick surround with tiled hearth. TV aerial point.

### **Dining Room**

10'5" x 13'9"

Ample space for dining table and chairs. Staircase to first floor landing. Double opening doors to the kitchen.

### **Kitchen**

11'8" x 13'3"

Fitted with a range of well appointed wall and base units with work surfaces over, one and a half bowl stainless steel sink unit and drainer with mixer tap over, range style cooker with extractor over, fridge/freezer. Part tiled walls. Wall mounted consumer unit. Doors leading to the garden.

### **Utility**

4'11" x 5'11"

Washing machine and dryer.

### **Bedroom 1**

9'9" x 9'10"

Spacious double bedroom.

### **En-Suite**

4'10" x 9'7"

Fitted with three piece suite comprising panelled corner unit bath tub with taps and mains fed shower over, hand wash basin and dual flush wc. Part tiled walls. Heated towel rail.

### **Bedroom 2**

12'9" x 11'4"

Spacious double bedroom. Double opening patio doors to the garden.

### **En-Suite**

6'2" x 5'4"

'Wet room' style design with electric shower, hand wash basin and dual flush wc. Part tiled walls. Heated towel rail.

### **Bedroom 3**

13'7" x 13'10"

Spacious double bedroom.

### **En-Suite**

7'2" x 4'11"

Fitted with three piece suite comprising shower enclosure with mains fed shower over, hand wash basin and dual flush wc. Part tiled walls. Heated towel rail. Door to boiler room.

## **Boiler Room**

6'5" x 4'3"

Wall mounted 'Baxi' combination boiler.

## **Driveway**

Block paved driveway providing off road parking.

## **Garage**

With double opening doors to the front.

## **Garden**

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid mostly to lawn and features an attractive block paved patio area and summerhouse.

## **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](http://www.e-lindsey.gov.uk)

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

## **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.

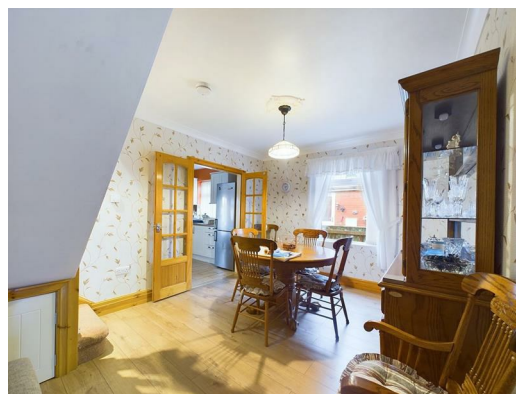
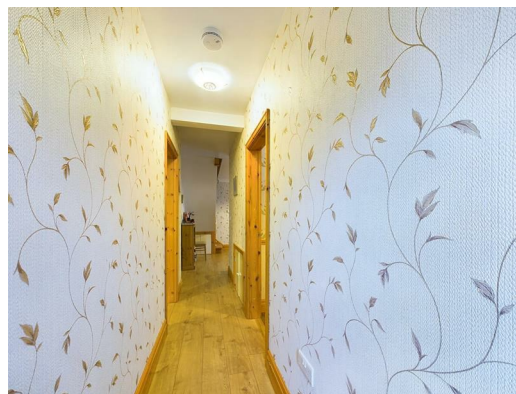
## **Making an Offer**

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.







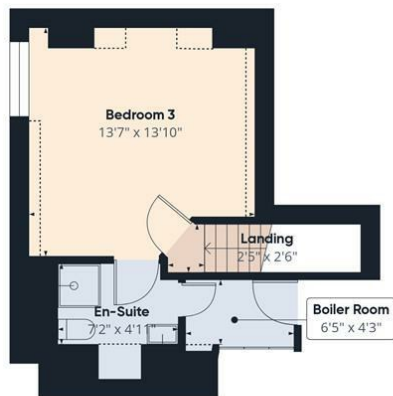








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
1110.95 ft<sup>2</sup>  
**Reduced headroom**  
30.33 ft<sup>2</sup>

(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.

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# Directions

From our Mablethorpe office head North to the traffic lights. Turn left onto the High Street and then first right into Wellington Road. Number 95 can be found towards the end of this road on your left 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		82	(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

