



CHOICE PROPERTIES

Estate Agents

3 Harrow Road,
Mablethorpe, LN12 1JZ

Offers Invited £159,950



Being sold by a motivated seller Choice Properties are delighted to offer for sale this three bedroom semi-detached dormer bungalow. Offering a generously proportioned layout and conveniently located only a short distance from both the golden sandy beaches and local amenities of Mablethorpe, early viewing is most certainly advised to appreciate the space on offer.

The bungalow benefits from a gas mains central heating system as well as uPVC double glazing throughout. The well maintained accommodation comprises:-

Reception Room

13'07" x 14'02"

uPVC entrance door leading into the reception room with double aspect windows, a gas fireplace with a feature surround and wooden mantle, TV aerial, telephone point, built in airing cupboard with a radiator and doors leading to:

Bedroom 1

9'09" x 9'06"

Double bedroom.

Bedroom 2

8'03" x 11'10"

Double bedroom with laminate flooring.

Lobby

7'01" x 6'0"

With laminate flooring, stairs to the first floor, under-stair storage cupboard, opening to a pantry space with tiled flooring and ample space for a freestanding fridge/freezer, and doors to:

Pantry

5'02" x 3'05"

Bathroom

5'05" x 6'04"

Fitted with a modern three piece suite comprising a panelled bath tub with mixer tap and electric 'Triton Enrich' shower over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, mermaid boarded walls and a 'Manrose' extractor fan.

Landing

2'06" x 1'02"

Door to:

Bedroom 3

12'09" x 9'07"

Double bedroom with access to the eaves for storage.

Kitchen

13'03" x 6'07"

Extended kitchen with a new fibre glass roof; fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker, space for a freestanding fridge/freezer, space and plumbing for a washing machine, space for a freestanding dishwasher, tiled flooring and partly tiled walls and the kitchen also houses the 'Ideal Logic +' combination boiler; supplying both the central heating and hot water systems, and is approximately nine years old.

Sun Room

9'05" x 7'05"

With triple aspect windows, two uPVC doors to the outside, new fibre glass roof with uPVC cladded ceilings and a TV aerial.

Laundry Room

3'03" x 4'00"

With laminate flooring, space for a tumble dryer, and the laundry room also houses the wall mounted fuse board.

Driveway

Providing off road parking.

Garage

7'09" x 18'04"

With power and lighting, rear window and side pedestrian door.

Garden

To the rear of the garden you will find a privately enclosed garden laid to lawn with timber fencing to the boundaries. The rear garden additionally features from a paved patio area, a variety of well established shrubs and access to the garage.

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,

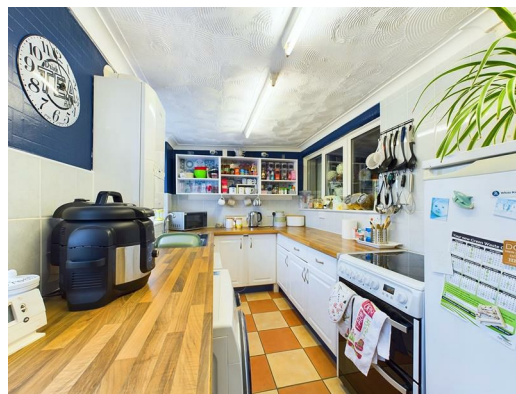
LN9 6PH

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 A.

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⁽¹⁾
902.36 ft²
Reduced headroom
24.17 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

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left on to the High Street, take your second right on to Waterloo Road then your third left on to Harrow Road. Number 3 can be found a short distance along in your left 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		81	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	67		(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

