



CHOICE PROPERTIES

Estate Agents

1 Jacklin Crescent,
Mablethorpe, LN12 1JH

Reduced To £192,000



Choice Properties are delighted to bring to the market this fantastic two bedroom detached bungalow which sits on a sizeable corner plot; providing ample space and parking for multiple vehicles and a caravan/motorhome. This spacious property is located in a quiet residential position and early viewing is advised.

The bungalow benefits from a gas mains central heating system and comprises:-

Hallway

10'08" x 4'00"

Front door leading in to the 'L' shaped hallway housing the wall mounted 'Siemens' thermostat, providing access to the loft and doors leading to:

Reception Room

12'02" x 14'07"

Fitted with an electric feature fireplace, TV aerial and bow window to front aspect.

Kitchen

7'04" x 13'07"

Fitted with a range of wall and base units with worktop over, one bowl resin sink with drainer and mixer tap, space for a freestanding cooker with extractor hood over, space and plumbing for a washing machine, partly tiled walls, uPVC side door and the kitchen also houses the wall mounted consumer unit as well as a cupboard housing the wall mounted 'Ideal' combination boiler; supplying both the central heating and hot water systems.

Dining Area

8'09" x 7'01"

Providing ample space for a dining table, in an open plan layout with the kitchen.

Bedroom 1

Double bedroom with fitted wardrobes and a TV aerial.

Bedroom 2

Double bedroom with fitted wardrobes, a TV aerial and a uPVC door to the:

Conservatory

Featuring triple aspect windows, a polycarbonate roof, radiator and double opening 'French' doors to the garden.

Shower Room

Fitted with a three piece with a large shower enclosure, pedestal hand wash basin with mixer tap and WC with dual flush button, tiled walls.

Driveway

Providing off road parking.

Garage

With an electric roller door, power and lighting and a side pedestrian door.

Garden

To the rear of the property you will find a privately enclosed garden mainly laid to lawn with timber fencing to the boundaries.

Tenure

Freehold.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

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

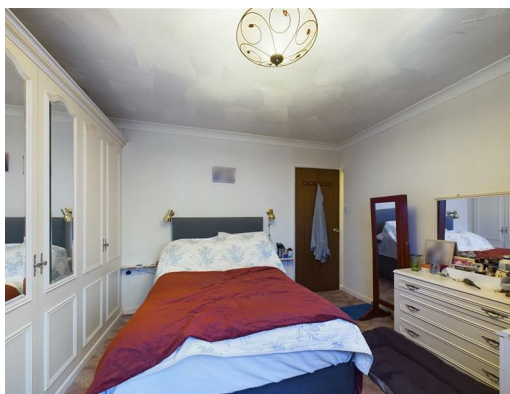
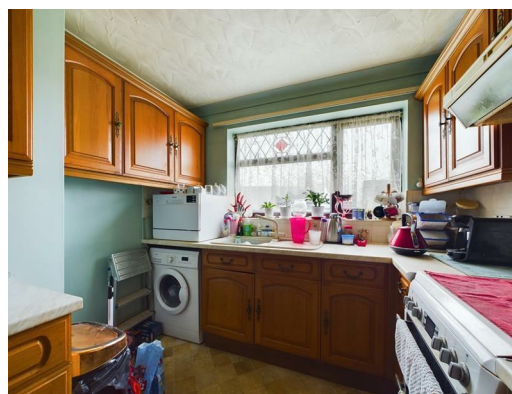
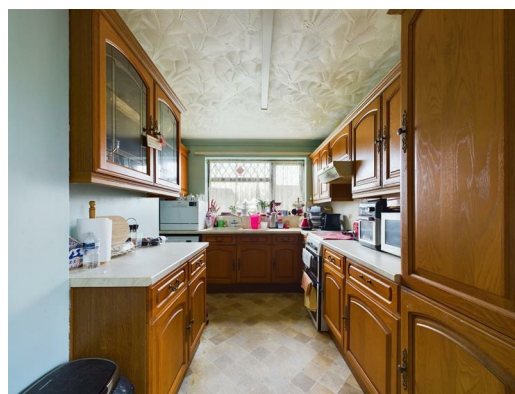
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH

Tel. No. 01507 601 111

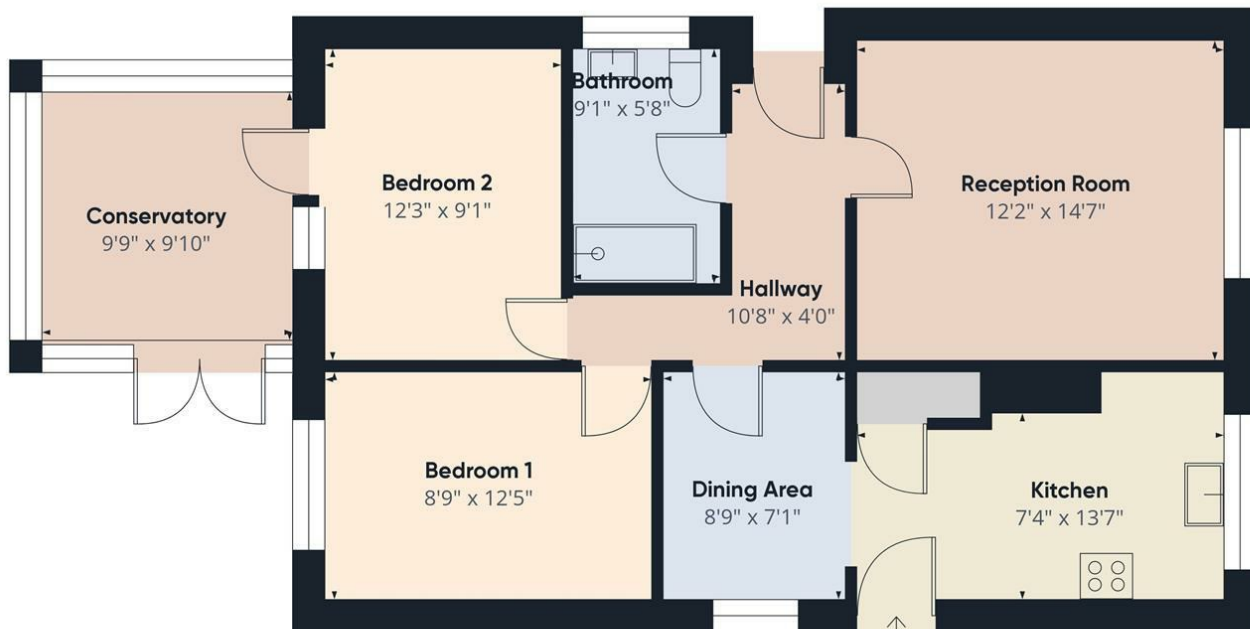
Website: www.e-lindsey.gov.uk

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

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⁾
787.82 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 Mablethorpe 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 until you reach the cinema then take your immediate left onto Golf Road, take your fourth turn left onto Jacklin Crescent.

| 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 | | 87 | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | 71 | | (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 | |

