



CHOICE PROPERTIES

Estate Agents

73 Waterloo Road,
Mablethorpe, LN12 1LA

Reduced To £179,950



Choice Properties are excited to bring to the market this most immaculately presented and recently renovated two bedroom semi detached bungalow, conveniently located only a short walk from both the local amenities and golden sandy beaches of Mablethorpe. Being offered with no onward chain, the modern and stylish interior has been completely refreshed from top to bottom and so early viewing is most certainly advised to appreciate the finish on offer.

The immaculately presented accommodation benefits from a gas mains central heating system, uPVC double glazing throughout and comprises:-

Hallway

12'05" x 2'11"

Front composite door leading into the hallway with laminate flooring and doors to:

Kitchen

5'09" x 15'00"

Stylish and modern kitchen fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring 'Beko' gas hob with stainless steel extractor hood over, integrated electric oven, space for a freestanding fridge/freezer, space and plumbing for a washing machine, breakfast bar area, wine rack, inset spot lighting, loft access, rear composite door to the garden, heated towel rail, partly tiled walls and the kitchen also features a cupboard housing the newly installed 'Ideal Atlantic' combination boiler; supplying both the central heating and hot water systems, as well as a cupboard housing the newly fitted consumer unit.

Reception Room

12'04" x 9'10"

Light and airy reception room benefiting from double aspect windows including an angled bay window to front aspect and fitted with a TV aerial.

Bedroom 1

9'05" x 9'08"

Double bedroom with a TV aerial.

Bedroom 2

10'01" x 8'00"

Double bedroom with a TV aerial.

Shower Room

4'09" x 8'07"

Fitted with a stylish three piece suite comprising a large shower enclosure with electric 'Iflo' shower over, pedestal hand wash basin with mixer tap and WC with dual flush button, built in storage cupboard, extractor fan, heated towel rail, part mermaid boarded walls and tiled flooring.

Driveway

Providing off road parking.

Garage

8'02" x 19'00"

Detached garage with double opening timber doors, power and lighting.

Garden

Wrap around and privately enclosed garden mainly paved and laid with shingle; for ease of maintenance with timber fencing to the boundaries.

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,

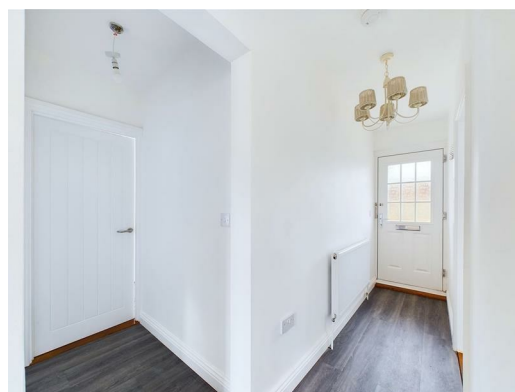
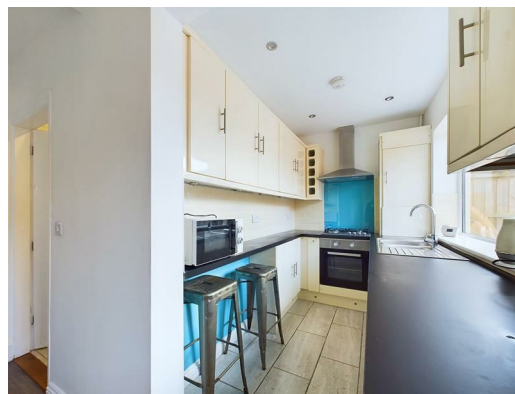
LN9 6PH

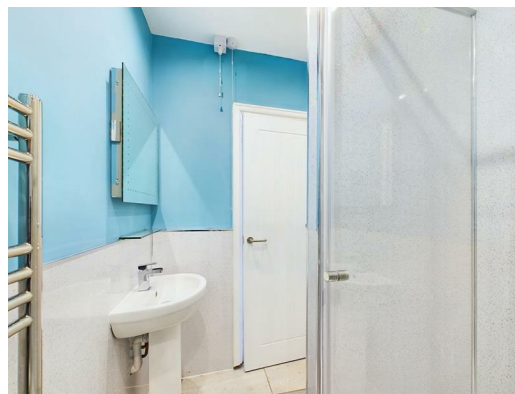
Tel. No. 01507 601 111

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 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
653.14 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 to the junction then turn left onto the High Street then take your second right into Waterloo Road. Number 73 can be found of your left hand side on the corner of Malvern Road.

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		90	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	52		(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

