



CHOICE PROPERTIES

Estate Agents

Maydune Quebec Road,
Mablethorpe, LN12 1LT

Price £160,000



Choice Properties are excited to introduce for sale this two bedroom semi detached bungalow, located only a stone's throw from the 'Blue Flag' award winning golden sandy beaches of Mablethorpe. Offered with no onward chain, the property benefits from ample off road parking and an easy to maintain garden. Early viewing is most certainly advised to avoid missing out!

Benefiting from a mains gas central heating system and uPVC double glazing throughout, the generously proportioned accommodation comprises:-

Reception Room

uPVC patio doors to the front.

Kitchen

Fitted with wall and base units with work surfaces over, 1.5 bowl stainless steel sink unit and drainer with mixer tap, integrated oven and four ring induction hob with extractor over, plumbing for washing machine, space for free standing fridge/freezer and wall mounted 'Ideal' combination boiler.

Bedroom 1

Spacious double bedroom.

Bedroom 2

Sliding door to the garden.

Bathroom

Fitted with a three piece suite comprising panelled bath tub with mixer tap and electric shower over, hand wash basin in vanity unit and dual flush wc.

Driveway

Providing off road parking.

uPVC Car Port

Garden

The garden to the rear of the property is decked for ease of maintenance.

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

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

Viewing arrangements

By appointment through Choice Properties on 01507 472016.

Opening hours

Monday to Friday: 9am - 5pm
Saturday: 9am - 3pm

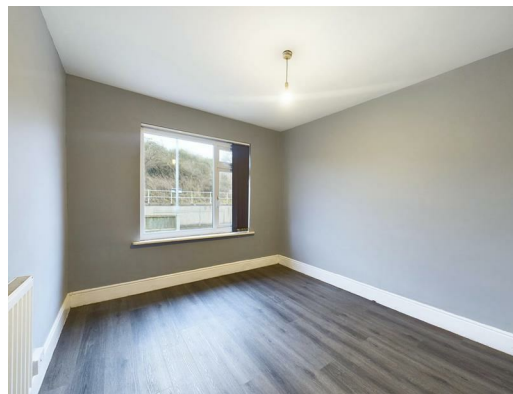
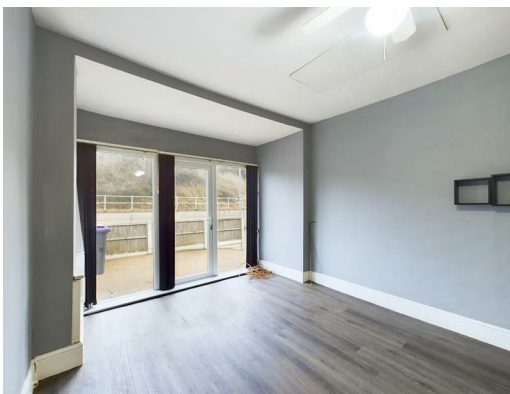
Making an offer

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.







Approximate total area⁽¹⁾
498.47 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Directions

From our Mablethorpe office head North to the traffic lights then turn right onto the High Street and head towards the pullover. At this junction turn left onto Quebec Road and Maydune can be found on your left before you reach the cinema.

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	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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

