



CHOICE PROPERTIES

Estate Agents

8 Long Acre,
Mablethorpe, LN12 1JF

Price £169,950



Choice Properties are excited to market this two bedroom semi detached bungalow with an additional loft room, situated in a quiet residential position, only a short distance from both the local amenities and golden sandy beaches of Mablethorpe. Further offered with no onward chain; the bungalow offers any prospective buyer the opportunity to modernise and put their own stamp on the property, and so early viewing is most certainly advised.

Benefiting from a mains gas central heating system, the generously proportioned accommodation comprises:-

Hallway

16'03" x 3'04"

uPVC front door leading into the 'L' shaped hallway housing the consumer unit, access to the loft room and doors to:

Kitchen

7'05" x 8'05"

Fitted with a range of wall and base units work worktop over, one bowl stainless steel sink with drainer and single hot and cold taps, space for a freestanding cooker, space for a freestanding fridge/freezer and plumbing for a washing machine. The kitchen also features a cupboard housing the hot water cylinder.

Reception Room

12'10" x 10'04"

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

Bedroom 1

11'11" x 8'11"

Double bedroom with an angled bay window to front aspect.

Bedroom 2

9'09" x 8'10"

Double bedroom.

Bathroom

5'06" x 5'05"

Fitted with a three piece suite comprising a bath tub with single hot and cold taps and mains fed shower over, hand wash basin with single hot and cold taps and WC with dual flush button, partly tiled walls.

Loft Room

10'03" x 12'02"

Accessed via the loft hatch and pull down ladder, and can be utilised for ample storage or as an extra double bedroom if guests were to visit.

Driveway

Providing off road parking.

Garden

To the rear of the property you will find a generously sized garden laid to lawn with timber fencing to the boundaries. The rear garden further features a paved path leading to the top of the garden and a paved patio seating area.

Tenure

Freehold.

Viewing Arrangements

By appointment through Choice Properties Mablethorpe, Tel - 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

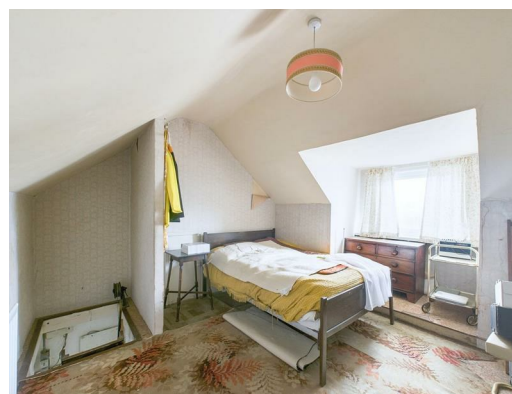
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH

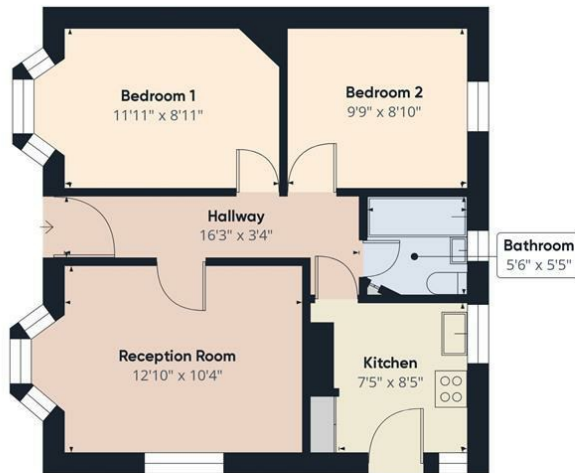
Tel. No. 01507 601 111

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⁾
633.26 ft²

Reduced headroom
11.8 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 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 along Victoria Road, at the traffic lights turn left onto the High Street and take your first right onto Wellington Road, then follow along to the bottom of this road. At the junction turn right onto Byron Road and then take your first left onto Long Acre. Number 8 can then be found on your right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

