



CHOICE PROPERTIES

Estate Agents

14 Jacklin Crescent,
Mablethorpe, LN12 1JH

Price £190,000



Choice Properties are delighted to bring to the market this fantastic extended two bedroom semi detached bungalow with a large driveway. This spacious property is located in a quiet residential position and is additionally offered with no upper chain. Early viewing is highly advised!

The well laid out accommodation comprises:

Hallway

Front uPVC door leading into the 'L' shaped hallway with a built in storage cupboard, built in airing cupboard; housing the hot water cylinder, tiled flooring, loft access, the wall mounted 'Honeywell' thermostat and doors to:

Kitchen

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 twin cavity electric cooker; with stainless steel extractor hood over, space for a freestanding fridge/freezer, space for a dishwasher, space and plumbing for a washing machine, tiled flooring and partly tiled walls.

Reception room

Fitted with a wall mounted electric feature fireplace, tiled flooring, TV aerial, porthole ceiling window and an opening through to the:

Sun room

Expansive sunroom with tiled flooring, a TV aerial, telephone point and sliding patio doors to the garden.

Bedroom 1

Spacious double bedroom with a telephone point, angled bay window to front aspect and a quadruple fitted wardrobe with sliding mirrored doors.

Bedroom 2

With a TV aerial. Bedroom 2 also houses the wall mounted consumer unit as well as featuring a single fitted cupboard housing the wall mounted 'Glow•worm' condensing boiler.

Bathroom

Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps and electric 'Mira Zest' shower over, hand wash basin with mixer tap and WC with dual flush button, tiled flooring and tiled walls.

Driveway & Carport

Expansive paved driveway, providing off road parking for multiple vehicles and providing shelter for vehicles with the addition of the car port.

Garage

Detached garage with an up and over door, power and lighting and a side pedestrian door.

Garden

To the rear of the property is generously sized and privately enclosed garden with timber fencing the boundaries. The garden is neatly laid to lawn and also features slate and gravelled borders. There is a patio seating area located outside the sun room which is ideal for relaxing in the sunshine or dining alfresco.

Tenure

Freehold

Viewing arrangements

By appointment through Choice Properties on 01507 472016.

Opening hours

Opening hours - Mon-Fri 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.

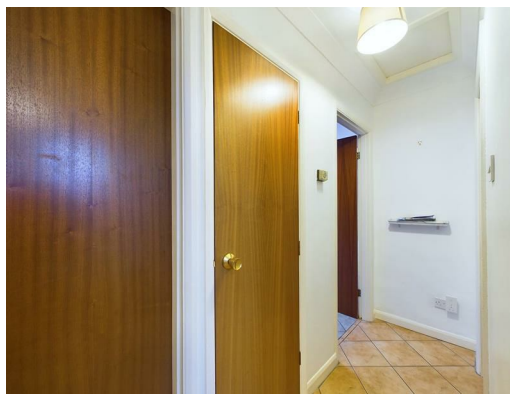
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Council tax band

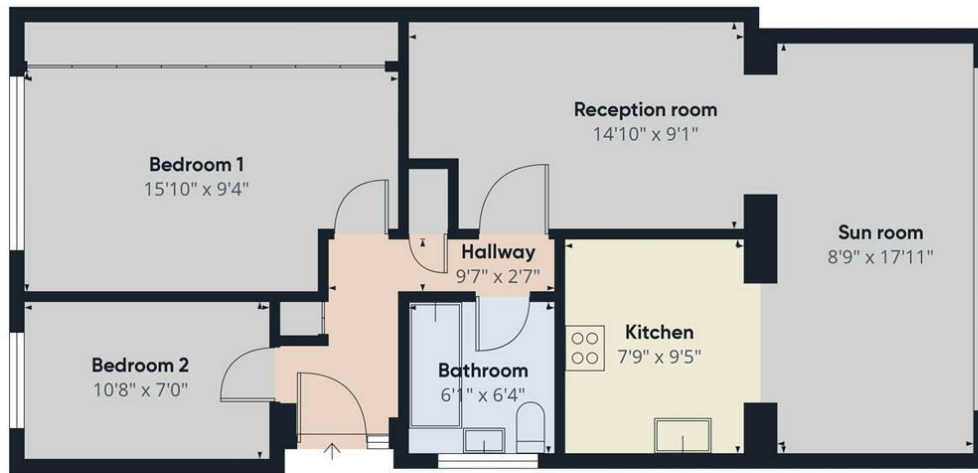
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

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

Approximate total area⁽¹⁾
888.99 ft²



Floor 0 Building 2

(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 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(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	

