



CHOICE PROPERTIES

Estate Agents

Glencoe Alford Road,
Mablethorpe, LN12 1PX

Reduced To £235,000



It is a pleasure for Choice Properties to bring to the market this spacious two bedroom detached bungalow, situated on a generously sized plot, just a short distance from the local amenities and Mablethorpe's award winning beaches. The property further benefits from an expansive garage and driveway providing ample parking. The property is being sold with no upper chain and early viewing is highly recommended.

Offering generously proportioned rooms throughout with a flexible layout, the well maintained accommodation comprises:-

Hallway

3'7" x 20'9"

The hallway features the wall mounted consumer unit and solar panel controls and is fitted with laminate flooring, loft access and doors to:

Kitchen

11'10" x 8'0"

Fitted with a range of wall and base units with 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, space and plumbing for a washing machine, double aspect windows, partly tiled walls, laminate flooring and the kitchen also houses the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems. Sliding door to:

Reception room

12'0" x 10'2"

Light and airy reception room benefiting from double aspect windows including an angled bay window to side aspect and fitted with a gas fireplace; set on a tiled hearth, TV aerial and telephone point.

Dining room

11'11" x 10'8"

With laminate flooring, four fitted storage cupboards, a wall mounted gas fire and proving ample space for a dining table.

Bedroom 1

11'9" x 10'7"

Spacious double bedroom with a sliding door through to:

Bedroom 2

11'10" x 10'2"

Spacious double bedroom benefiting from double aspect windows.

Shower room

5'8" x 8'2"

Fitted with a large shower cubicle with electric 'Triton Excite' shower over, pedestal hand wash basin with single hot and cold taps and partly tiled walls.

Driveway

Paved driveway providing off road parking for several vehicles.

Garden

The property stands proudly upon an generously sized plot. The garden is mostly laid to lawn, with trees to the borders and privately enclosed with fencing to the boundaries. The garden also features a substantial glass house. Gates to the side of the property provide access to the front.

Garage

16'9" x 31'1"

Sizeable garage with double opening timber doors, rear windows, power and lighting. Door to:

Potting shed

With power and lighting.

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.

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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

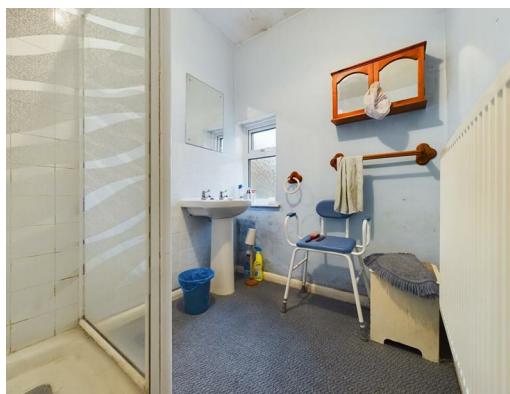
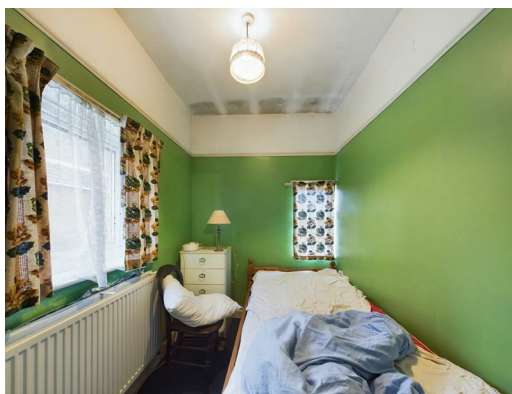
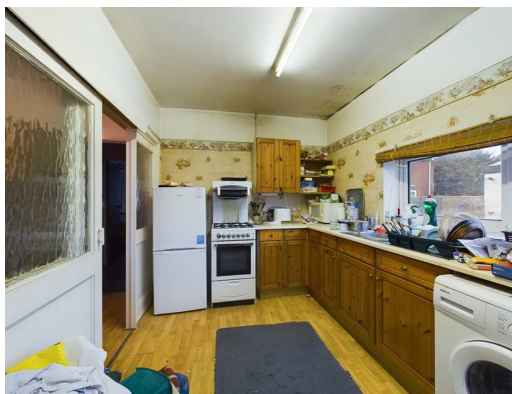
Opening Hours

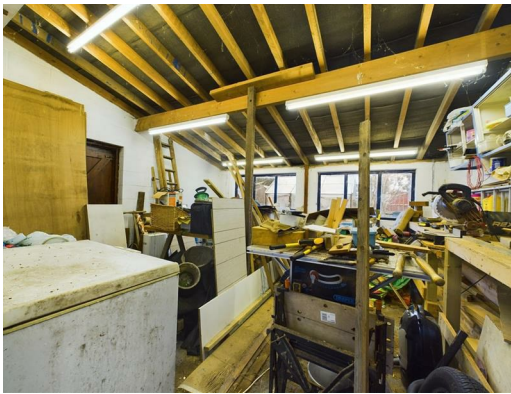
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

Viewing Arrangements

Viewing by Appointment through Choice Properties, Mablethorpe, Tel - 01507 472016

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. 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⁾
1366.91 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 left onto the High Street. Continue along this road until you reach the primary school then follow the road around to the right onto Alford Road. Glencoe can be found on your left hand side.

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	92	96	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(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		

