



CHOICE PROPERTIES

Estate Agents

51 The Strand,
Mablethorpe, LN12 1BQ

Reduced To £175,000



It is a pleasure for Choice Properties to bring to the market this beautifully presented and spacious two bedroom semi detached bungalow with a large, attractive and low maintenance garden. This superb property further benefits from an insulated conservatory creating the ideal second reception room and is located in a quiet residential position only a short walk from the town centre and beach.

The abundantly light and beautifully maintained accommodation comprises:-

Kitchen

12'11" x 7'4"

Fitted with a stylish range of wall and base units with complimentary worksurfaces over, one and a half bowl porcelain sink unit with drainer and stainless steel mixer tap, integrated cooker, four ring gas hob with featured extractor over, space for fridge/freezer, plumbing for a washing machine, partly tiled walls, pedestrian door to side aspect, wall mounted fuse box, radiator, power points, door to the side aspect.

Reception room

17'0" x 10'10"

Abundantly light reception room, thermal uPVC double glazed window to the front aspect, fireplace set into featured surround, TV Aerial point, telephone point, radiator, power points, fully carpeted.

Sun room

8'11" x 17'5"

Fully insulated sun room with uPVC thermal windows, power points, radiator, French double opening patio doors to the rear aspect leading out into the garden, sliding patio doors to bedroom 1.

Lobby

2'7" x 2'7"

With loft access, doors to bedrooms and bathroom, carpeted.

Bedroom 1

9'10" x 10'7"

Spacious double bedroom, radiator, power points, fully carpeted, sliding patio doors into the sun room.

Bedroom 2

13'1" x 7'10"

Double bedroom, power points, radiator, fully carpeted.

Bathroom

6'7" x 7'4"

Fitted with a three piece suite comprising panelled bath with mixer tap and shower over, pedestal wash hand basin with single taps, w.c. ,tiled walls, radiator, built in airing cupboard housing shelving/storage and the wall mounted combination boiler.

Driveway

Providing off street parking and space for a motor home.

Garage/workshop

17'10" x 8'11"

With pedestrian doors to the front and side aspects, power and lighting.

Garden

The property is fronted by an attractive gravelled garden edged by a low level picket fence. To the rear of the property you will find a large and privately enclosed garden which has been paved and gravelled for ease of maintenance. The garden is privately enclosed with timber fencing to the boundaries and features established plants, trees and hedging throughout. There is a paved patio seating area at the bottom of the garden with a featured brick BBQ, ideal for relaxing in the sunshine or dining alfresco. There is also a timber Summerhouse included in the sale. A gate to the side of the bungalow provides access to the front.

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

Viewing 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 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.

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.

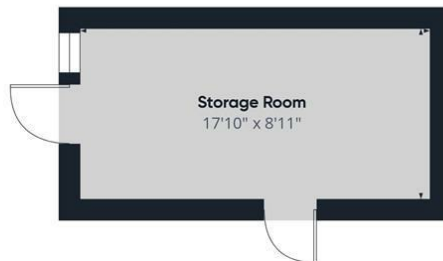








Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
874.24 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 along Victoria Road, at the traffic lights turn left onto the High Street, carry on past the CO-OP supermarket, take your next left onto the Strand and number 51 can be found towards the end 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		85	(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

