



CHOICE PROPERTIES

Estate Agents

19 Jacklin Crescent,
Mablethorpe, LN12 1JH

Reduced To £196,000



It is a pleasure for Choice Properties to bring to the market this well maintained two bedroom detached bungalow, situated in a quiet and sought after location, just a short walk from Mablethorpe's award winning beaches. The property further benefits from both driveway and garage and has an attractive and generously sized garden to the rear. Early viewing is highly advised!

The well laid out and beautifully presented accommodation comprises:-

Hallway

2'8" x 9'11"

L-shaped hallway, loft access, two built in storage cupboards.

Reception room

11'7" x 15'10"

Abundantly light reception room, electric fire set into featured surround with wooden hearth and mantle, TV Aerial point, telephone point, laminate flooring.

Kitchen

6'11" x 10'8"

Fitted with a range of wall and base units with complimentary worksurfaces over, stainless steel sink unit with drainer and mixer tap, cooker point, space for fridge/freezer, plumbing for a washing machine, wall mounted boiler, partly tiled walls,

Bedroom 1

9'0" x 12'8"

Spacious double bedroom with built in wardrobes and cupboards, laminate flooring, French double opening patio doors to the rear aspect leading out into the garden.

Bedroom 2

9'7" x 7'9"

Double bedroom.

Bathroom

6'5" x 6'3"

Fitted with a modern three piece suite comprising panelled bath with main shower over, wash hand basin and dual flush w.c. set into vanity unit, mermaid board to the splash backs.

Driveway

Paved driveway providing off road parking for several vehicles.

Garage

9'7" x 17'6"

With up and over door, power and lighting.

Garden

To the rear of the property is a generously sized garden which is privately enclosed with timber fencing to the boundaries. The garden is neatly laid to lawn and features a variety of established plants, trees and shrubbery to the borders. There is also a useful timber shed included in the sale.

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 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 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.

Viewing arrangements

By appointment through Choice Properties on 01507 472016.

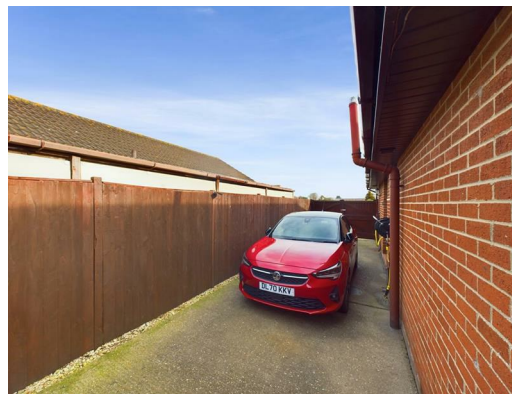
Opening hours

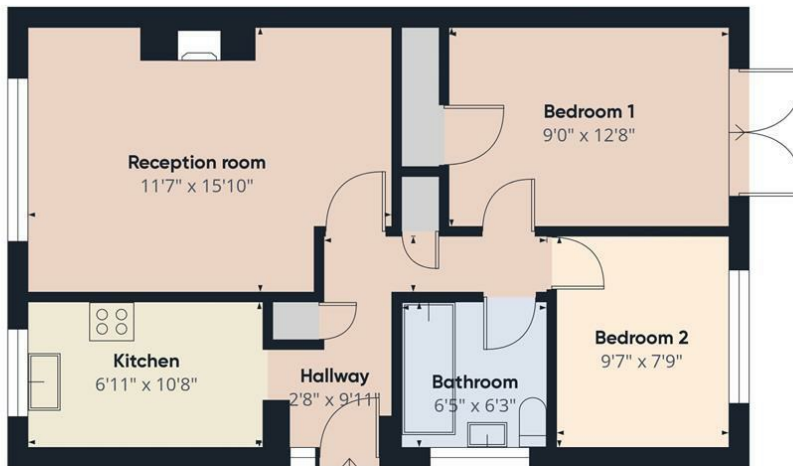
Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

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⁾
729.03 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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Upon leaving the 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.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ emissions			
England & Wales		EU Directive 2002/91/EC	

