



CHOICE PROPERTIES

Estate Agents

3 Vyner Close,
Mablethorpe, LN12 2DW

Reduced To £195,000



It is a pleasure for Choice Properties to bring to the market this superb beautifully presented two bedroom detached bungalow, conveniently positioned within walking distance of Mablethorpe's town centre and award winning beaches. The property further benefits from a generously sized wrap around garden and a spacious driveway providing parking with several vehicles plus a garage. Early viewing is highly advised.

The property is a bricked around pre fabricated build, offering generously proportioned rooms throughout, the internal accommodation comprises:

Front entrance door to:

Hallway

13'5" x 4'10"

Storage cupboard housing the consumer unit, deep fitted storage cupboard providing ample storage, loft access - partly boarded with lighting.

Reception Room

14'10" x 13'

TV Aerial point, double aspect windows providing a light and airy ambiance. Open plan leading through to:

Dining Room

10'10" x 8'11"

Kitchen

12'6" x 9'5"

Fitted with a range of wall and base units with worktops over, one and a half bowl stainless steel sink with drainer and single taps, space for freestanding cooker, space for fridge/freezer, plumbing for a washing machine, combination boiler, double aspect windows, door to side aspect leading out in the garden.

Bedroom 1

10'5" x 13'7"

Spacious double bedroom. Windows overlooking rear garden.

Bedroom 2

11'10" x 10'4"

Spacious double bedroom, built in storage cupboard. Window overlooking front of property.

Bathroom

7'2" x 8'11"

Fitted with a modern three piece suite comprising panelled bath with single taps and electric shower over, pedestal wash hand basin with single taps, close coupled wc, built in storage cupboard, partly tiled walls.

Driveway

Spacious paved driveway providing off road parking for several vehicles.

Garage

Up and over door, power and lighting. Pedestrian door to rear leading to garden.

Garden

The garden is privately enclosed with timber fencing to the boundaries and features mature, well maintained gardens with a medium sized and easy to maintain well established fish pond in one corner. You can access the front of the property through a rear gate and via a pedestrian door through the garage.

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.

Viewing Arrangements

By appointment through Choice Properties Mablethorpe on 01507 472016.

Opening Hours

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

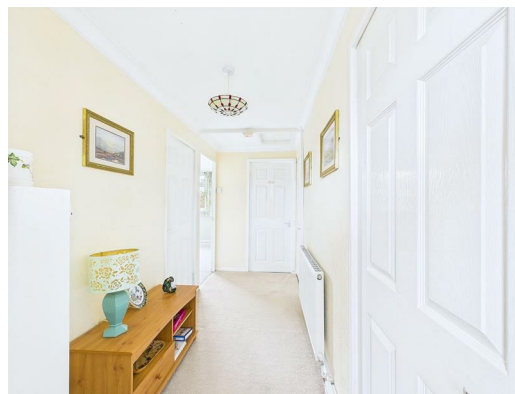
Saturday 9.00 a.m. to 3.00 p.m.

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.

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.







Approximate total area⁽¹⁾
838.61 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 along Victoria Road, at the traffic lights turn left onto the High Street, then take your second left into Seacroft Road. Follow along Seacroft Road and Vyner Close is the third turning on your left hand side. Number 3 can be found at the bottom on the 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		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	69		(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		

