



CHOICE PROPERTIES

Estate Agents

47 The Strand,
Mablethorpe, LN12 1BQ

Price £210,000



Choice Properties are delighted to offer for sale this superb and stylish two bedroom semi detached bungalow, perfectly positioned, just a short distance from the local amenities and Mablethorpe's award winning beaches. The bungalow further benefits from gravelled driveway and has attractive and expansive gardens to the rear. Early viewing is highly advised!

The abundantly light and beautifully presented accommodation comprises:-

Entrance hall

2'11" x 2'7"

With uPVC front entrance door, door to kitchen and reception room.

Kitchen

7'4" x 12'10"

Fitted with a stylish range of wall and base units with complimentary worksurfaces over, cooker point featured stainless steel extractor over, space for fridge/freezer, plumbing for a washing machine, one bowl stainless steel sink unit with drainer and mixer tap, cupboard housing the wall mounted combination boiler, uPVC double glazed window to the side aspect, pedestrian door to the side aspect.

Reception room

10'1" x 16'11"

Abundantly light reception room, large uPVC double glazed window to the front aspect, TV Aerial point, telephone point.

Lobby

2'7" x 2'8"

With loft access and doors to bedrooms and reception room.

Bedroom 1

10'6" x 9'11"

Spacious double bedroom, uPVC double glazed window to the rear aspect.

Bedroom 2

7'7" x 13'0"

Double bedroom, uPVC double glazed window to the rear aspect.

Shower room

7'4" x 6'6"

Fitted with a modern three piece suite comprising large walk in shower with main shower over and further mains Waterfall shower, wash hand basin with mixer tap set into vanity unit, dual flush w.c., uPVC double glazed window to the side aspect,

Driveway

Gravelled driveway providing off road parking.

Garden

The the rear of the property you will find a large garden which comprises of two additional plots that originally formed part of the railway line. The gardens are neatly laid to lawn with a variety of plants, trees and shrubbery to the borders and also feature a Summerhouse, workshop and storage shed. The section section of the garden is gravelled for ease of maintenance and provides an ideal seating area which is great for entertaining guests or simply soaking up the sunshine with paved footpath. To the side of the bungalow is a timber gate which provides access to the front of the property.

Tenure

Freehold

Viewing arrangements

Viewing 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.

Making an offer

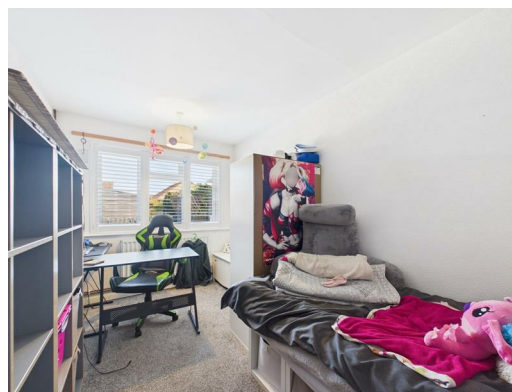
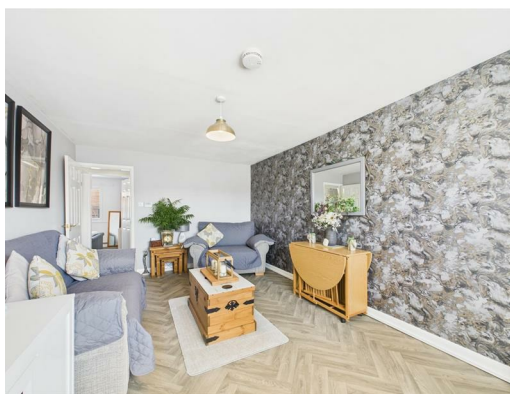
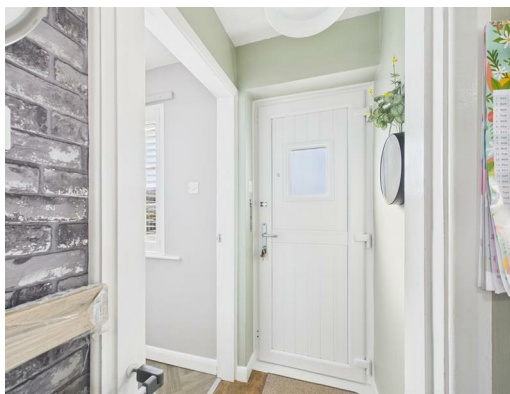
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current 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.

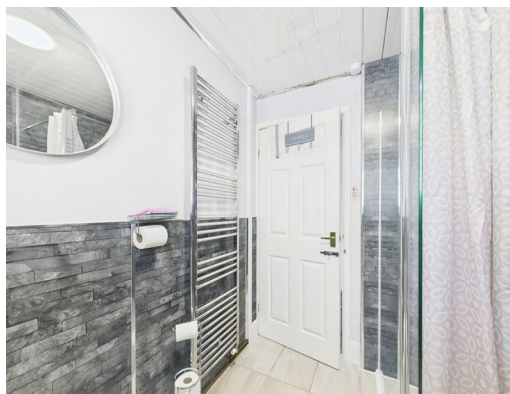
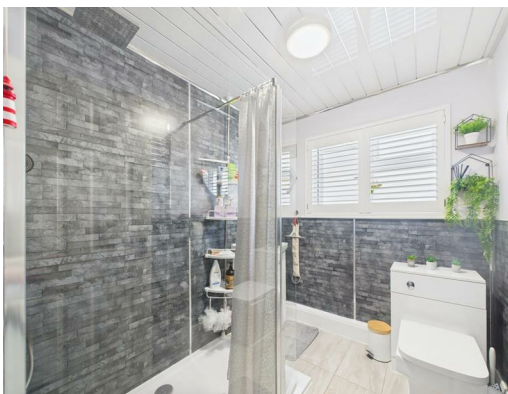
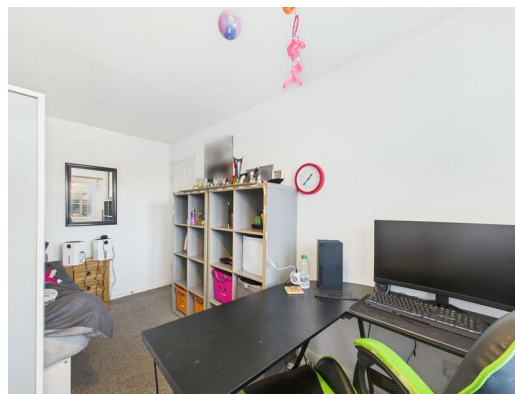
Council tax band

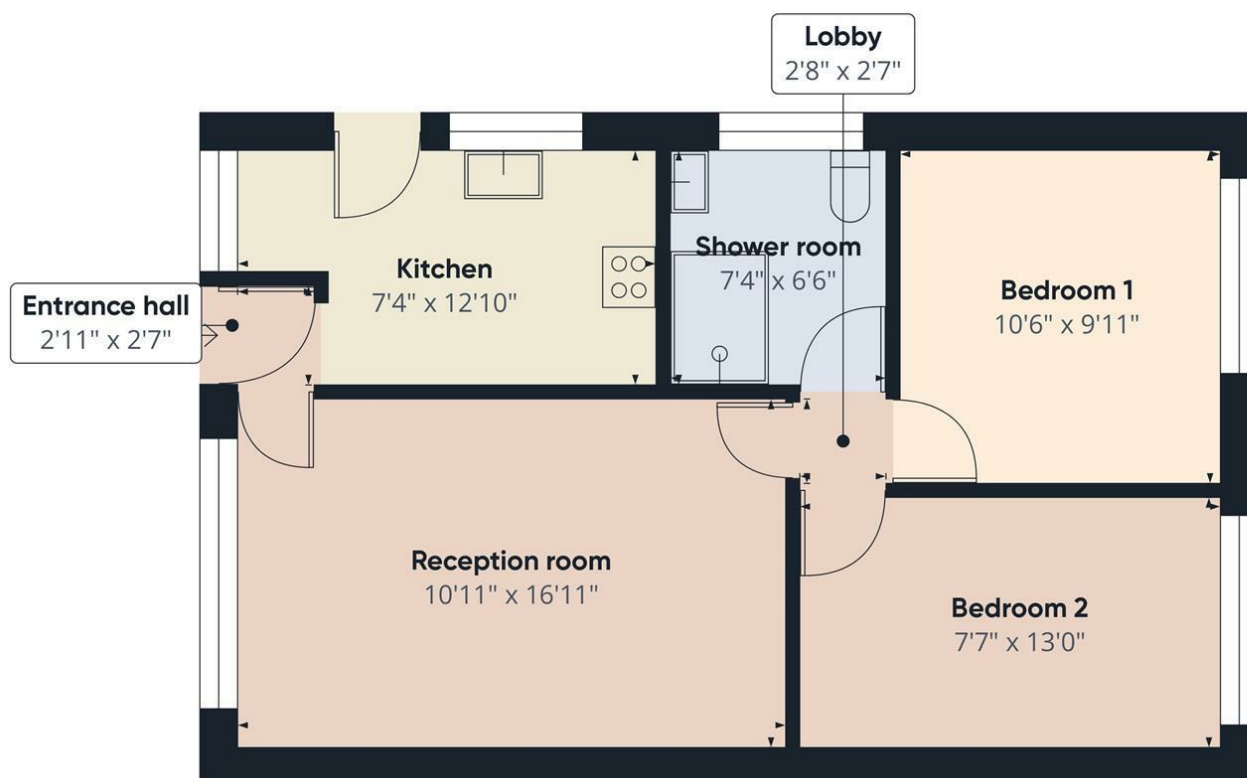
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

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.







Approximate total area⁽¹⁾
542.29 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, carry on past the CO-OP supermarket, take your next left onto the Strand and number 47 can be found towards the end on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			67
(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	

