



# CHOICE PROPERTIES

## *Estate Agents*

5 Sherwood Road,  
Mablethorpe, LN12 1HU

Offers Over £149,950



It is a pleasure for Choice Properties to bring to the market this well laid out two bedroom detached bungalow located on a sought after road only a short walk from the town centre and award winning sandy beaches. This property offers a new owner huge potential to modernise throughout and is additionally offered with no upper chain.

Benefitting from gas central heating and uPVC double glazing, the internal accommodation comprises:

### **Entrance Hall**

uPVC entrance door. Leading into:

### **Hallway**

Doors to:

### **Reception Room**

Light and airy reception room with dual aspect windows. Electric fireplace set in feature surround. TV aerial point.

### **Kitchen**

Fitted with wall and base units with work surfaces over, 1.5 bowl resin sink unit and drainer with mixer tap over, cooker point, plumbing for washing machine, wall mounted 'Worcester' boiler. Large uPVC window and patio door to the rear garden.

### **Bedroom 1**

Spacious double bedroom. Built in storage cupboard/wardrobe.

### **Bedroom 2**

Double bedroom with built in storage cupboard/wardrobe.

### **Bathroom**

Fitted with three piece suite comprising panelled bath tub with taps and shower over, hand wash basin with separate hot and cold taps and wc. Tiled walls. Loft access.

### **Driveway**

Providing off road parking.

### **Garage**

Up and over door.

### **Garden**

The property is fronted by a low level brick wall and small garden laid mostly to lawn. Timber gates open into the driveway. To the rear of the property is a privately enclosed rear garden with timber fencing to the boundaries, laid with paving slabs for ease of maintenance.

### **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](http://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 on 01507 472016.

### **Opening hours**

Monday to Friday 9.00am to 5.00pm

Saturday 9.00am - 3.00pm

### **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.

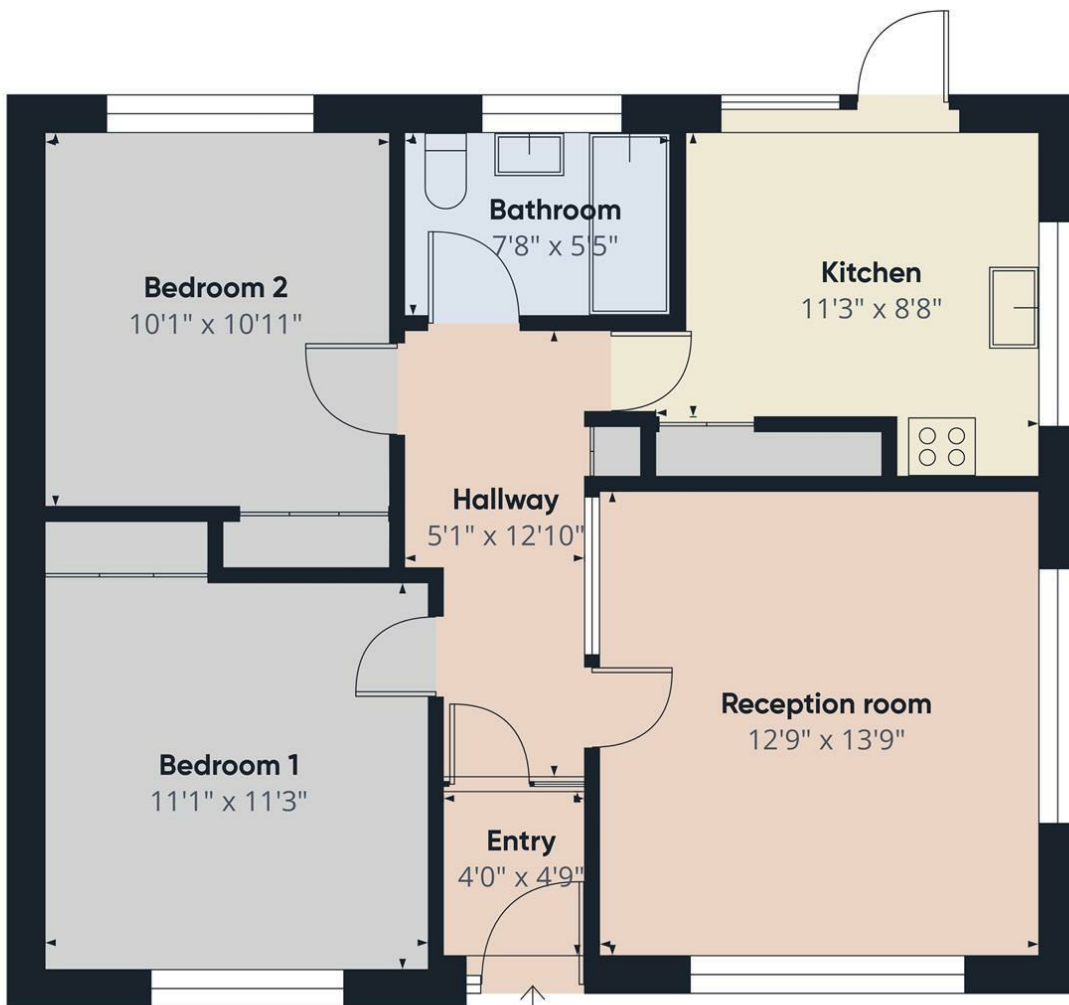
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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<sup>(1)</sup>  
688.59 ft<sup>2</sup>

(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.

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# Directions

From our Mablethorpe office head North to the traffic lights, turn left onto the High Street then your first right into Wellington Road. Sherwood Road is your fourth turning on the right and number 7 can be found a short way along on your right hand side.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		87		(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C	71			(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 <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	
				