



# CHOICE PROPERTIES

*Estate Agents*

44 Parklands,  
Mablethorpe, LN12 1BY

Price £165,000



Choice Properties are delighted to offer for sale this two bedroom semi detached bungalow offered with no onward chain. Situated in a quiet residential position, this well laid out property is close to both the local amenities and the golden sandy beaches of Mablethorpe whilst also backing on to the popular 'Parklands' scenic footpaths. This isn't one to be missed so early viewing is advised.

The generously proportioned accommodation comprises:

### **Hall**

15'11" x 6'7"

uPVC front door leading into the hallway which is fitted with a telephone point, a storage cupboard (measuring 2'01" x 2'04"), access to the loft which is partly boarded with a 'Velux' style window and doors to:

### **Kitchen**

8'10" x 8'4"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring induction hob with stainless steel extractor hood over, single integrated fan oven, space for a freestanding fridge/freezer and plumbing for a washing machine, part tiling to the walls and an extractor vent.

### **Reception Room/Diner**

15'7" x 11'9"

Benefiting from double opening 'French' doors into the rear garden and featuring space for a dining table, a TV aerial and telephone point.

### **Bedroom 1**

12'5" x 8'7"

Double bedroom with a TV aerial which also houses the wall mounted consumer unit.

### **Bedroom 2**

11'0" x 8'11"

Double bedroom with a TV aerial.

### **Bathroom**

7'1" x 5'7"

Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps and electric 'Bristan Cheer' shower over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, part tiling to the walls and an extractor vent.

### **Driveway**

Providing off street parking for several vehicles.

### **Garage**

14'10" x 8'6"

With an up and over door, rear door, power and lighting and the garage also houses the wall mounted 'Ideal' combination boiler; supplying both the central heating and hot water systems.

### **Garden**

The property offers a sizeable frontage, laid to lawn. To the rear of the property you will find a privately enclosed lawned garden with feature pond.

### **Tenure**

Freehold.

### **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.

### **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.

### **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 A.

### **Additional notes**

Please note this property is being sold on behalf of the owner of Choice Properties.

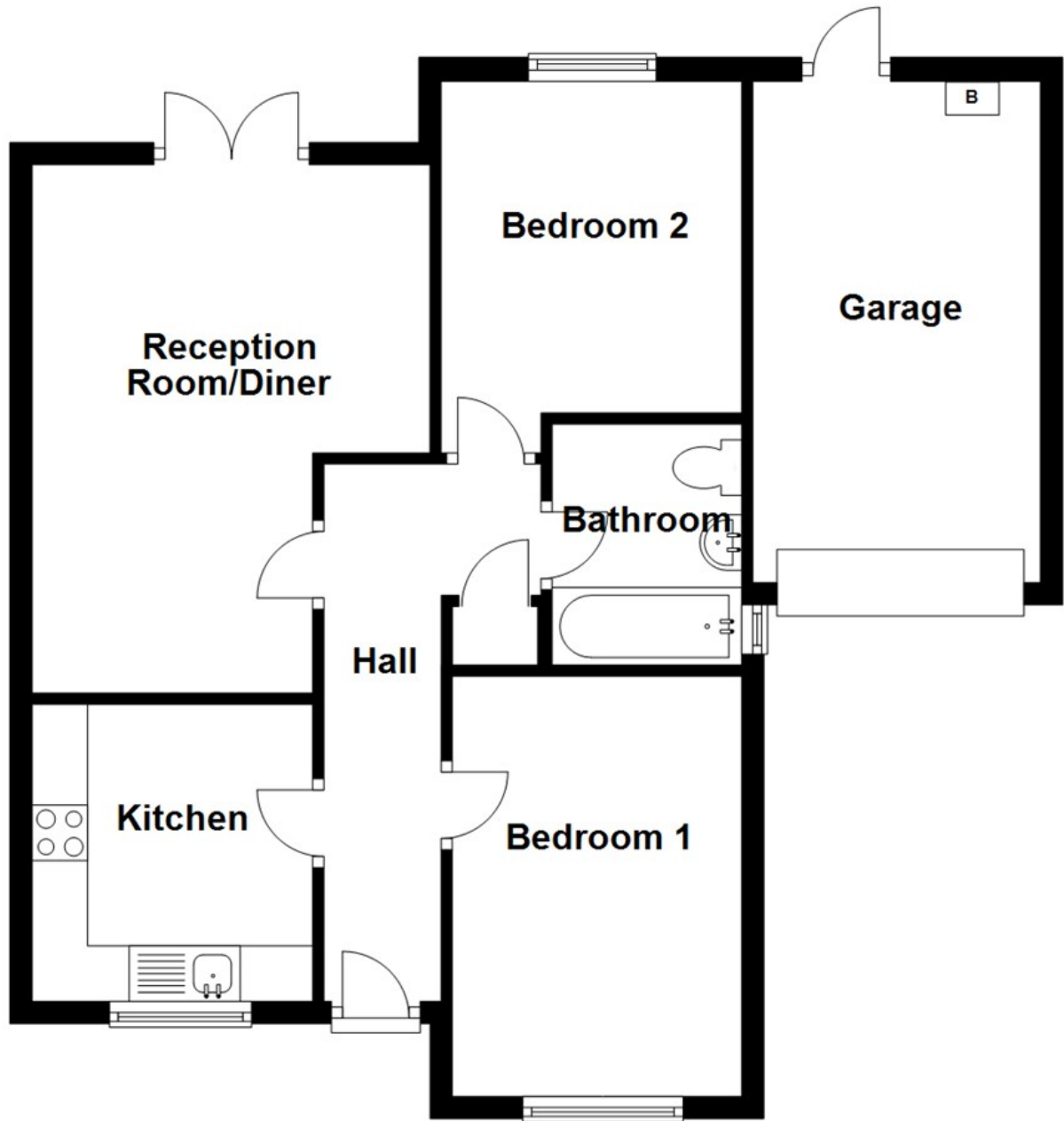
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.





## Ground Floor

Approx. 64.6 sq. metres (695.4 sq. feet)



Total area: approx. 64.6 sq. metres (695.4 sq. feet)

# Directions

From our Mablethorpe office head North to the traffic lights, turn left onto the High Street then take the fifth left into Parklands. Continue to the bottom of this road and then take a right. Number 44 can be found towards the end of the road on your left 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	70		(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

