



CHOICE PROPERTIES

Estate Agents

2 Harris Boulevard,
Mablethorpe, LN12 2DY

Reduced To £239,950



Choice Properties are delighted to offer for sale this superb and spacious two bedroom detached bungalow, positioned on a corner plot in the most sought after location. This beautiful bungalow further benefits from driveway with garage and is just a short walk from Mablethorpe's award winning beaches and local amenities. Early viewing is highly advised!

The abundantly light and beautifully maintained accommodation comprises:-

Hallway

13'7" x 4'2"

Enter via uPVC entrance door, abundantly light hallway.

Kitchen

8'10" x 12'3"

Fitted with a modern range of wall and base units with complimentary worksurfaces over, one and a half bowl resin sink unit with drainer and mixer tap, integral double cooker, our ring hob with featured extractor hood over, partly tiled walls, integrated fridge, door to:-

Utility room

4'5" x 11'1"

Plumbing for a washing machine, space for a tumble dryer, space for fridge/freezer. pedestrian door leading into the garden.

Reception room

11'10" x 15'9"

Abundantly light reception room, feature fireplace, TV Aerial point, telephone point, uPVC sliding patio doors leading to:-

Sun room

11'2" x 7'3"

With dual aspect windows, solid roof, inset spot lights to the ceiling, tiled flooring, pedestrian door leading into the garden.

Bedroom 1

10'3" x 11'0"

Spacious double bedroom.

Bedroom 2

10'4" x 9'1"

Spacious double bedroom with built in wardrobes.

Shower room

5'9" x 7'10"

Fitted with a modern three piece suite comprising large shower cubicle with mains Waterfall shower over, wash hand basin set into featured vanity unit, w.c., chrome heated towel rail, tiled walls, built in cupboards.

Driveway

Block paved driveway providing off road parking.

Garage

19'11" x 9'4"

With electric roller door, power and lighting, pedestrian door to the side aspect.

Garden

The property sits proudly upon a lovely corner plot. The gardens are privately enclosed with timber fencing and established hedging to the boundaries. There is a paved patio seating area to the rear which is ideal for relaxing in the sunshine or outdoor dining. The gardens are low maintenance with having a further gravelled section providing additional seating space.

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 on 01507 472016.

Opening hours

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

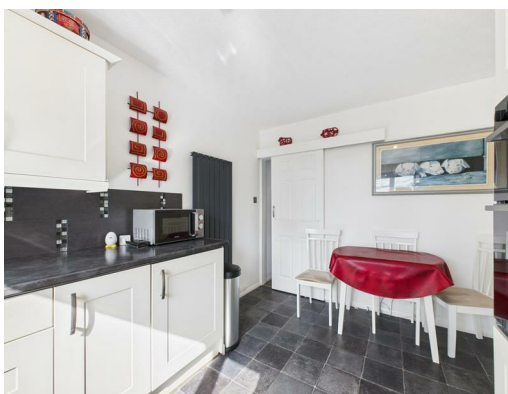
Saturday 9.00 a.m. to 3.00 p.m.

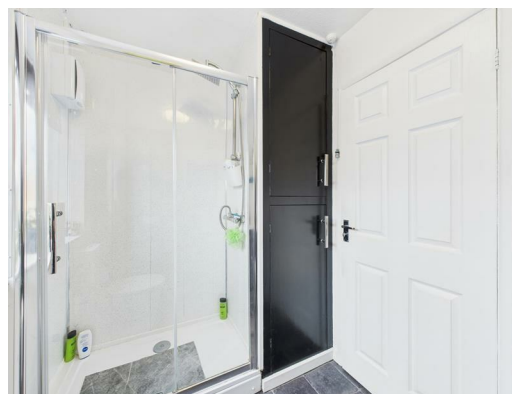
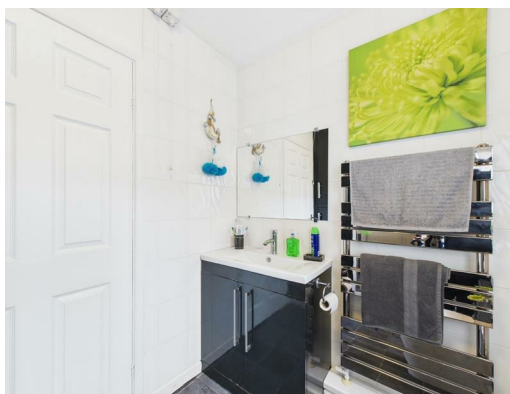
Making an offer

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.









Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
957.9 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 are based on RICS IPMS 3C standard.

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Directions

From our office Mablethorpe head south along Victoria Road, at the Eagle Hotel turn right onto Seaholme Road. Harris Boulevard is the third turning on your right hand side. Number 2 is directly located on your right 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			(69-80) 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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

