



CHOICE PROPERTIES

Estate Agents

5 Ripon Place,
Mablethorpe, LN12 2DL

Price £189,995



Choice Properties are excited to bring to the market this most spacious two bedroom semi detached bungalow, located only a short walk from both the local amenities and golden sandy beaches of Mablethorpe. Presenting a recently renovated and generously proportioned layout, early viewing is most certainly advised with the property being further offered with no onward chain.

Having undergone a number of tasteful renovations, the accommodation benefits from a mains gas central heating system, uPVC double glazing throughout and comprises:-

Entrance Porch

4'02" x 4'10"

Front uPVC door leading into the entrance porch with a polycarbonate roof and a door leading to:

Hallway

4'11" x 11'04"

With a built in storage cupboard, cupboard housing the wall mounted consumer unit, loft access, the wall mounted 'Honeywell' thermostat and a double airing cupboard housing the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems. Doors to:

Reception Room

11'04" x 15'00"

Light and airy reception room benefiting from double aspect windows and fitted with a marble effect fireplace hearth providing space for a freestanding electric feature fireplace and further fitted with a TV aerial and telephone point.

Kitchen

8'01" x 11'02"

Newly fitted kitchen with a range of base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, integrated four ring gas hob, integrated 'Indesit' oven, space and plumbing for a washing machine and a door to:

Sun Room

13'03" x 5'07" extending to 12'09" x 8'05"

Expansive wrap around sun room with triple aspect windows, a double apex polycarbonate roof, ceiling fan/light, two radiators, TV aerial, single uPVC door leading out into the garden and double opening 'French' doors leading out into the garden.

Bedroom 1

14'01" x 10'07"

Spacious double bedroom with a TV aerial and picture window to rear aspect.

Bedroom 2

7'05" x 10'04"

Double bedroom.

Shower Room

6'04" x 5'06"

Fitted with a stylish three piece suite comprising a large shower enclosure with sliding foot and double mains fed shower head over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, tiled flooring.

Driveway

Paved driveway providing off road parking.

Garage

8'09" x 23'01"

With an up and over door, side pedestrian door, power and lighting.

Garden

The property features well tended gardens to the front and rear. The property is fronted by a low level bricked wall, enclosing a garden laid to lawn. The front garden additionally features an array of well established shrubbery to the boundary.

To the rear of the property you will find a sizeable and privately enclosed garden, mostly laid to lawn with timber fencing to the boundaries. The rear garden further benefits from areas laid with shingle to ease maintenance and planter borders to the boundaries, to display an array of plants and shrubs. To are able to access the garage via the garden via the pedestrian side door.

Tenure

Freehold.

Viewing arrangements

Viewing by Appointment through Choice Properties Mablethorpe on 01507 472016

Opening hours

9am - 5pm Monday to Friday

9am - 3pm Saturday

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.

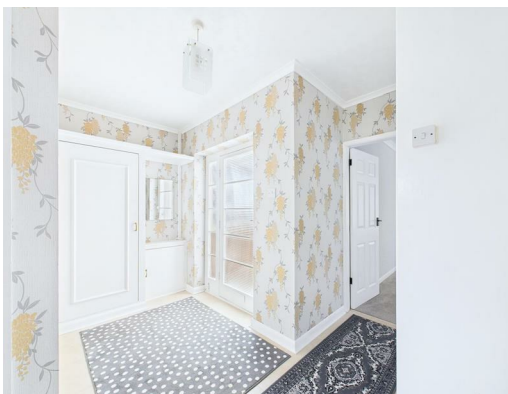
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Council tax band

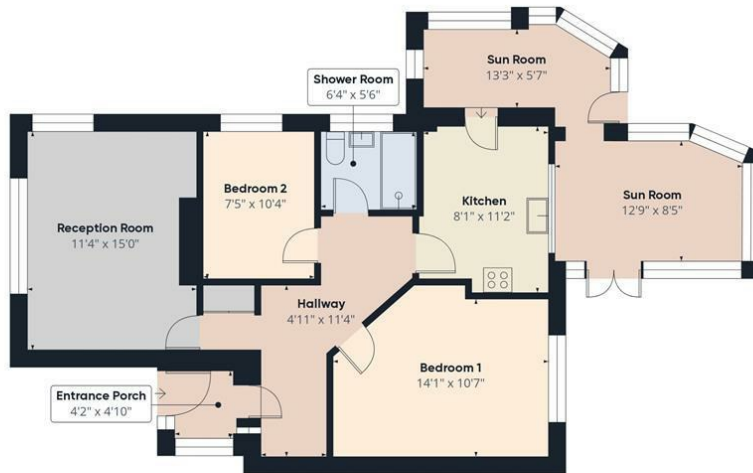
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

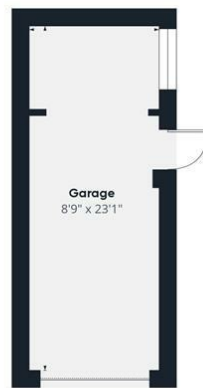
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Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1037.32 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 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 Ripon Place is the third turning on your left hand side. Number 5 can be found tucked away in the corner at the bottom of the road.

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		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	68		(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		

