



# CHOICE PROPERTIES

## *Estate Agents*

50 Marian Avenue,  
Mablethorpe, LN12 2DZ

Price £174,950



Choice Properties are delighted to bring to the market this spacious two bedroom semi-detached bungalow, situated in the most sought after location and being offered with no onward chain. The bungalow further benefits from spacious driveway with garage and sits proudly upon generously sized gardens. Early viewing is highly advised!

## The well laid out accommodation comprises:

### Hallway

Enter via uPVC double glazed entrance door to the side aspect, loft access.

### Kitchen

Fitted with a range of wall and base units with complimentary worksurfaces over, stainless steel sink unit with drainer and mixer tap, integral cooker, four ring gas hob with featured stainless steel extractor hood over, plumbing for a washing machine, space for fridge/freezer, wall mounted combination boiler, partly tiled walls, wall mounted fuse box, pedestrian door to the side aspect.

### Reception room

Spacious and abundantly light reception room, gas fire set into marble effect surround with wooden mantle, TV Aerial point, telephone point.

### Bedroom 1

Double bedroom with built in storage cupboards.

### Bedroom 2

Double bedroom with built in storage cupboard.

### Shower room

Fitted with a three piece suite comprising walk in 'wet room' style shower with electric shower over, wash hand basin and w.c. set into vanity unit, fully tiled walls.

### Driveway

Paved driveway providing off road parking for several vehicles including a caravan/motorhome.

### Garage

17'9" x 8'8"

With up and over door, power and lighting.

### Garden

The property is fronted by a dwarf bricked wall with paved garden for ease of maintenance and features a variety of plants, trees and shrubbery. To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries. The rear garden is also paved for ease of maintenance and features a patio seating area, which is perfect for relaxing in the sunshine or dining alfresco. There is also a timber storage shed included in the sale.

### 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 A.

### **Viewing arrangements**

By appointment through Choice Properties on 01507 472016.

### **Opening hours**

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

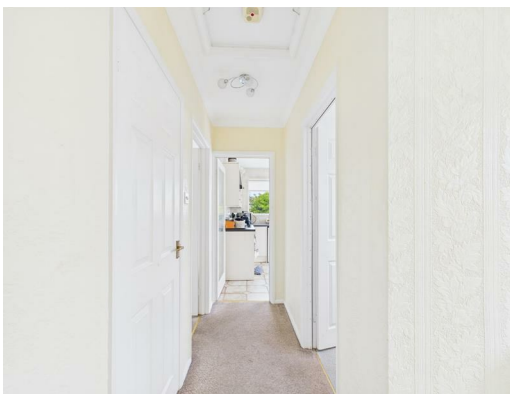
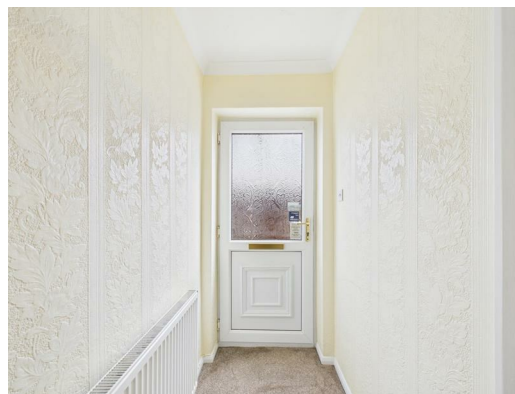
### **Making an offer**

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.

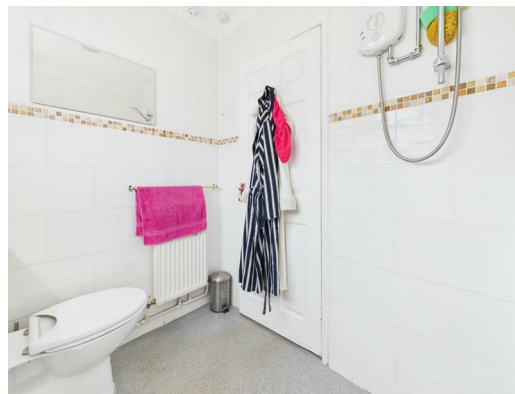
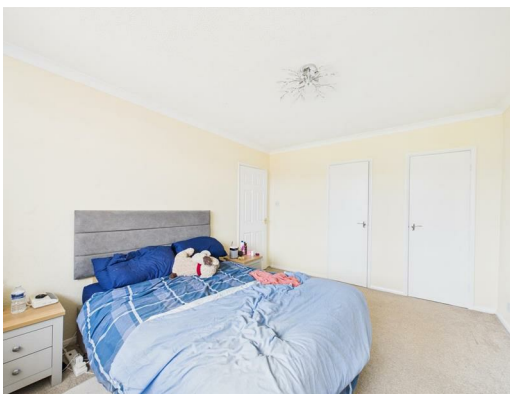
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

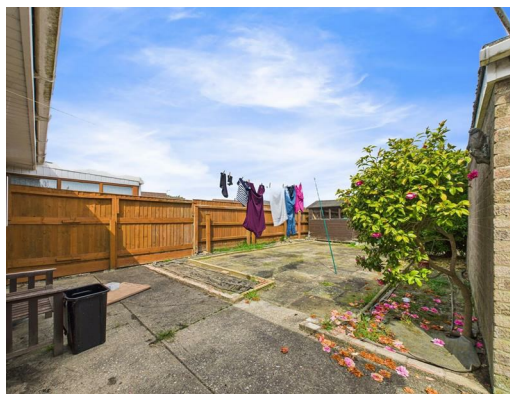
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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















# Directions

From our Mablethorpe office head South along Victoria Road, at the Eagle Hotel turn right onto Seaholme Road then immediately left into Dymoke Road. Follow this road round to the right which will bring you to Marian Avenue. Numver 50 can be found 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		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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

