



CHOICE PROPERTIES

Estate Agents

27 Long Acre,
Mablethorpe, LN12 1JF

Price £215,000



Choice Properties are delighted to bring to the market this superb and stylish two bedroom (1 en-suite) semi-detached bungalow situated in the most sought after location, perfectly positioned just a short walk from Mablethorpe's beautiful beaches. The bungalow further benefits from spacious reception room/diner, modern kitchen and attractive and beautifully maintained garden to the rear. Early viewing is highly advised!

Offering generously proportioned rooms throughout, the abundantly light and beautifully presented accommodation comprises:-

Entry

3'5" x 2'3"

Enter via front entrance door, further door leading to:-

Reception room

15'3" x 14'4"

Spacious and abundantly light reception room, uPVC double glazed bay window to the front aspect, feature fireplace, TV Aerial point, telephone point, opening into:-

Dining room

8'7" x 11'0"

uPVC double glazed window to the rear aspect overlooking the beautifully maintained garden, spiral staircase to the first floor.

Kitchen

7'8" x 18'3"

Fitted with a stylish range of wall and base units with complimentary worksurfaces over, space for range cooker, one bowl stainless steel sink unit with drainer and mixer tap, space for fridge/freezer, plumbing for a washing machine, space for a tumble dryer, tiled splash backs, inset spotlights to the ceiling, wall mounted combination boiler, wall mounted heater, pedestrian door to the rear aspect.

Bedroom 1

8'6" x 12'10"

Spacious double bedroom with uPVC double glazed window.

Bedroom 2

14'3" x 10'9"

Spacious double bedroom with uPVC double glazed window, built in storage, door to:-

En-suite Shower room

3'9" x 7'8"

Fitted with a three piece suite comprising shower cubicle with shower over, wash hand basin set into vanity unit, w.c, tiled walls, Velux window.

Bathroom

7'0" x 5'5"

Fitted with a three piece suite comprising panelled bath with mains shower over, wash hand basin set into vanity unit, w.c., tiled walls, chrome heated towel rail.

Driveway

Providing off road parking,

Garden

To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries. The garden is gravelled for ease of maintenance and features an abundance of colourful plants, trees and shrubbery throughout. There is a paved patio seating area which is perfect for relaxing in the sun or outdoor dining. There is access to the workshop, providing ample storage with a further metal storage shed. A gate provides access to the front.

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 A.

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 regulations 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.

Viewing Arrangements

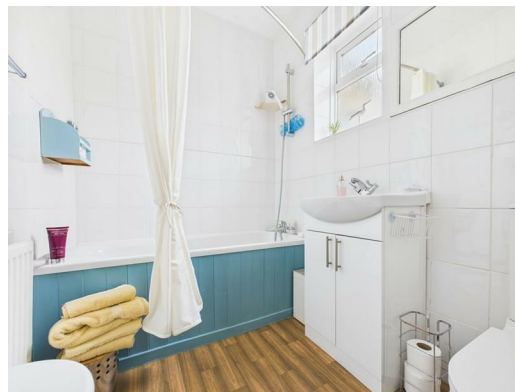
Viewing by appointment through Choice Properties on 01507 472016

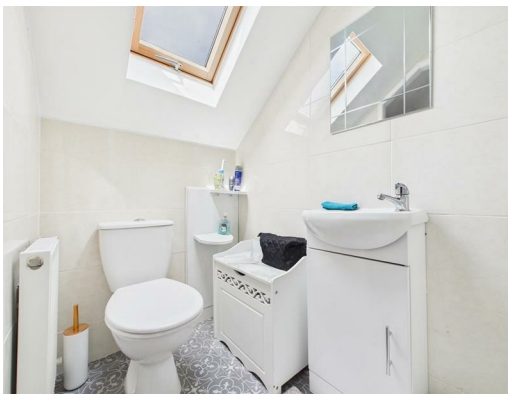
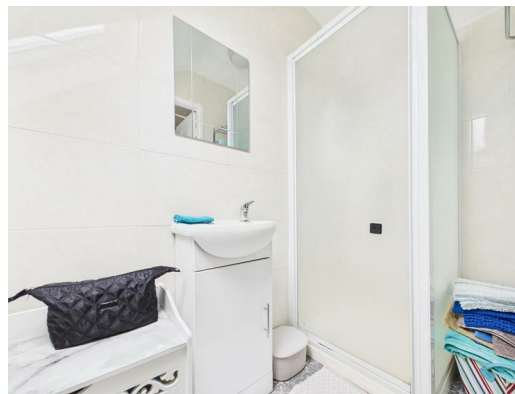
Opening hours

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

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

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



Floor 1

Approximate total area⁽¹⁾
840 ft²

Reduced headroom
47 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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.

GIRAFFE360

Directions

From our office head north along Victoria Road, at the traffic lights turn left onto the High Street and take your first right onto Wellington Road, then follow along to the bottom of this road. At the junction turn right onto Byron Road and then take your first left onto Long Acre. Number 27 is located on your left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

