



CHOICE PROPERTIES

Estate Agents

3 St. Andrews Road,
Mablethorpe, LN12 1JB

Price £185,000



Choice Properties are delighted to present this spacious two bedroom detached bungalow with two reception rooms. Occupying a generously sized plot and a sought after position close to the beach, this impressive property further benefits from a garden room and outdoor wc. Early viewing is advised.

Benefitting from gas central heating and uPVC double glazing, the accommodation comprises:

Entrance Hall

5'8" x 3'7"

uPVC entrance door.

Reception Room

14'1" x 11'10"

Light and airy reception room with bay window to the front. TV aerial point. Gas fire set in feature surround.

Dining Room

12'7" x 11'9"

Ample space for dining table. Wall mounted 'Ideal' combination boiler.

Kitchen

9'6" x 9'9"

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, integral electric oven and hob, space for freestanding fridge/freezer. Part tiled walls.

Sunroom

4'11" x 8'5"

Plumbing for a washing machine.

Bedroom 1

11'10" x 9'10"

Spacious double bedroom.

Bedroom 2

11'9" x 9'9"

Spacious double bedroom.

Bathroom

5'5" x 9'11"

Fitted with three piece suite comprising shower enclosure, hand wash basin and wc. Tiled walls.

Garden Room/Workshop

11'3" x 11'2"

uPVC entrance door.

WC

5'10" x 5'1"

WC.

Driveway

Providing off road parking.

Gardens

To the front of the property is a lawned garden fronted by hedging. To the rear is a spacious privately enclosed garden which is also laid to lawn with a paved patio area and timber shed.

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.

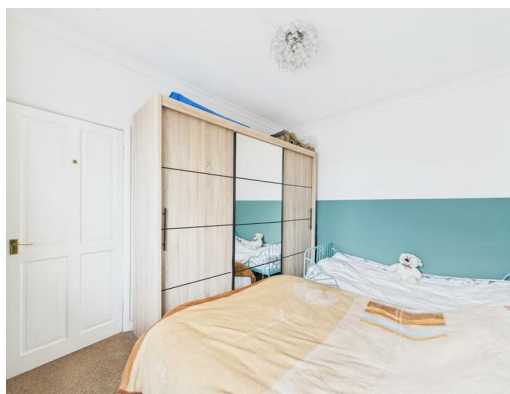
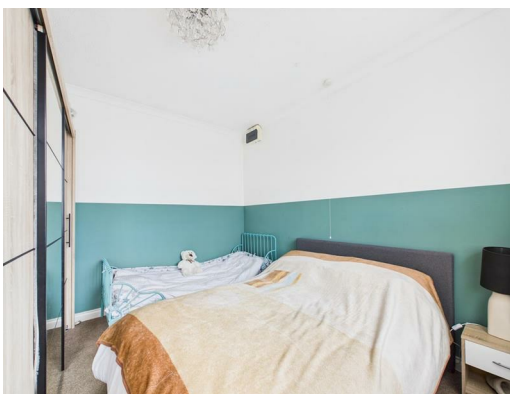
Saturday 9.00 a.m. to 3.00 p.m.

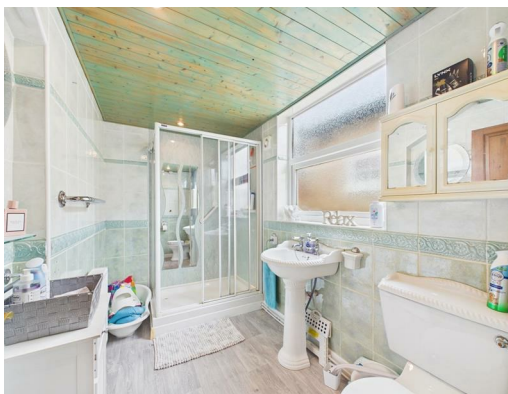
Making an Offer

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 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.

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⁾
938 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Directions

Upon leaving our Mablethorpe office head North towards the traffic lights and turn right onto the High Street, at the pullover turn left onto Quebec road. Travel along Quebec road until you reach the cinema then take your immediate left onto Golf Road. Your first turning on the left hand side will be St. Andrews Road.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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	

