



# CHOICE PROPERTIES

## *Estate Agents*

34 Waterloo Road,  
Mablethorpe, LN12 1JP

Reduced To £130,000



Choice Properties are pleased to offer for sale this two bedroom semi detached dormer bungalow, conveniently located on a short distance from both the golden sandy beaches and local amenities of Mablethorpe. Offering off road parking and a privately enclosed garden, viewing at your earliest convenience is recommended.

Benefiting from a gas mains central heating system and uPVC double glazing throughout, the charming accommodation comprises:-

### **Reception Room**

10'05" x 11'10"

Front uPVC door leading into the reception room, with a TV aerial, stairs to the first floor and a door to:

### **Hallway**

21'10" x 2'08"

With a rear uPVC door to the garden and doors to:

### **Kitchen**

7'00" x 8'07"

Fitted with wall and base units with worktop over, one bowl ceramic butler sink with mixer tap, space for a freestanding cooker, space for a freestanding fridge/freezer, laminate flooring, an under-stair pantry cupboard; with plumbing for a washing machine and the kitchen also houses the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

### **Bedroom 1**

9'00" x 8'07"

Double bedroom with a built in double wardrobe and TV aerial.

### **Landing**

2'03" x 3'03"

Doors to:

### **Bedroom 2**

19'00" x 5'01"

Double bedroom with a variety of built in storage cupboards.

### **Bathroom**

10'05" x 4'11"

Fitted with a three piece suite comprising a cladded bath tub with mixer tap and shower attachment, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, partly tiled walls and eaves access for storage.

### **Driveway**

Providing off road parking.

### **Garden**

To the rear of the property you will find an easy to maintain garden laid mostly with artificial grass, with timber fencing to the boundaries. The rear garden additionally benefits from a useful timber shed.

### **Tenure**

Freehold.

### **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.

### **Council Tax Band**

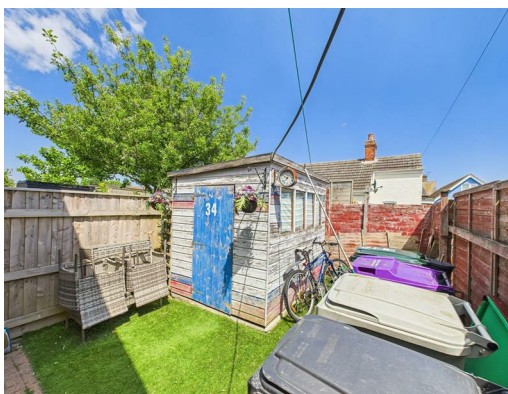
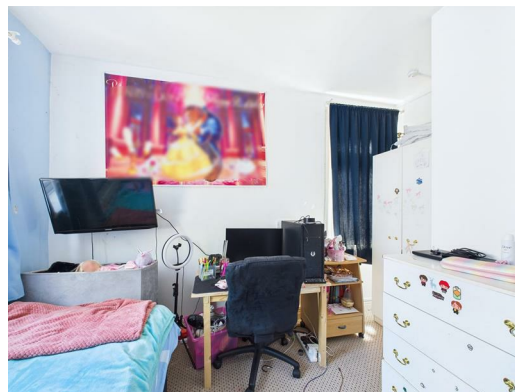
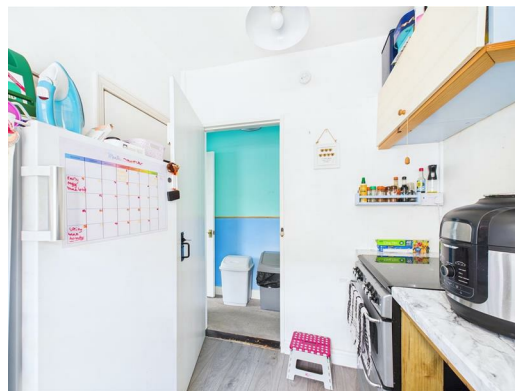
Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH

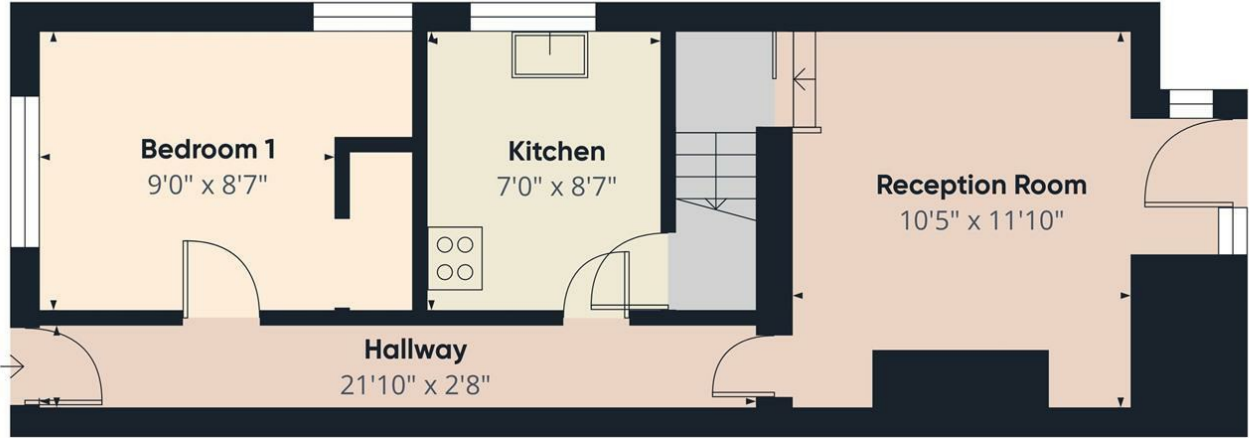
Tel. No. 01507 601 111

Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

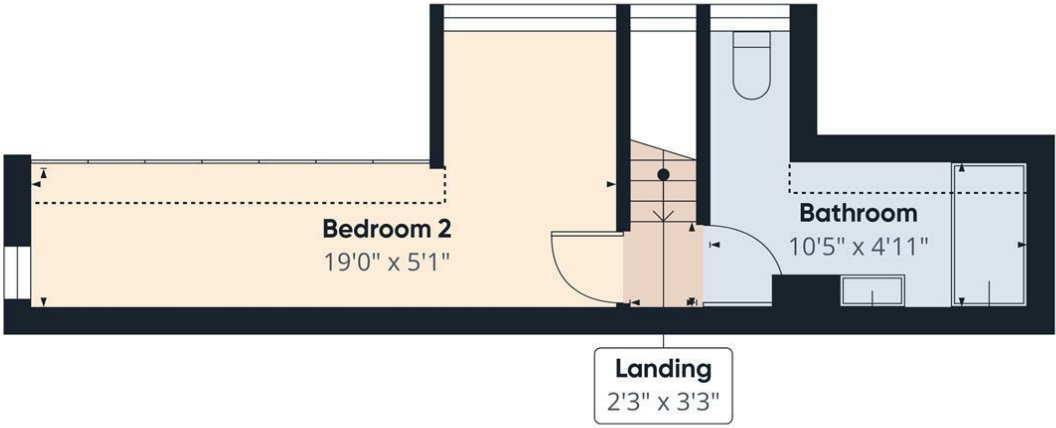
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

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<sup>(1)</sup>  
558 ft<sup>2</sup>  
Reduced headroom  
23 ft<sup>2</sup>

(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.

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# Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street. Take your second right onto Waterloo Road and number 34 can be found a short distance along 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		89	(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

