



CHOICE PROPERTIES

Estate Agents

8a The Strand,

Mablethorpe, LN12 1BQ

Reduced To £140,000



Choice Properties are delighted to offer for sale this three bedroom detached bungalow, located in a sought after quiet position, within easy reach of both the local amenities and golden sandy beaches. Offering a generously proportioned layout, the property offers any prospective buyer, flexibility with the layout and can be set out to offer a one bedroom annex, or be utilised with three bedrooms as a whole. Early viewing is advised to appreciate the accommodation on offer and avoid missing out with the property further being offered with no onward chain.

The well laid out accommodation benefits from a part mains gas central heating system; part smart electric 'Fischer' heating system, uPVC double glazing throughout and comprises:-

Entrance Porch

3'06" x 9'00"

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

Reception Room

20'06" x 10'00"

Light and airy reception room housing the wall mounted consumer unit and providing space for a freestanding electric feature fireplace set in a feature bricked surround, TV aerial, sliding patio doors into the garden and doors to:

Bedroom 1

10'00" x 10'00"

Double bedroom.

Bedroom 2

9'11" x 9'11"

Double bedroom with a cupboard housing the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

Inner Hallway

2'06" x 10'10"

With loft access, a built in storage cupboard and doors to:

Kitchen

9'05" x 11'08"

Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap as well as a further one bowl resin sink with mixer tap, space for a freestanding fridge/freezer, space for a freestanding cooker, two ring 'Neff' electric hob, integrated spice rack cupboard and plumbing for a washing machine.

Shower Room

6'11" x 5'02"

Fitted with a three piece suite comprising a shower cubicle with electric 'Creda' shower over, hand wash basin with single hot and cold taps; built into vanity and WC with dual flush button, partly tiled walls.

Annex Reception Room

10'04" x 12'05"

Featuring wall lighting, a TV aerial, individually controlled 'Fischer' heating and a uPVC door to:

Annex Bedroom

8'04" x 10'10"

Double bedroom with a fitted double wardrobe, TV aerial, wall lighting, individually controlled 'Fischer' heating and a sliding door to:

Annex En-suite Shower Room

6'02" x 4'08"

Fitted with a three piece suite comprising a corner shower cubicle with electric 'Triton T80xr' shower over, hand wash basin with mixer tap; built into vanity and a WC with cistern lever.

Conservatory

11'11" x 6'07"

Benefiting from triple aspect windows, a side uPVC door, apex polycarbonate roof, wall lighting and an electric wall mounted radiator.

Gardens

The property is tucked away peacefully from the road and accessed via a private footpath which leads through the timber gates and towards the front entrance door. To the front of the property is a paved garden for ease of maintenance with gravel borders featuring a variety of decorative plants and shrubbery. To the side is a metal shed which is included in the sale and provides plenty of storage. You will also find further access which leads you into the privately enclosed rear garden which has also been paved with a variety of attractive planted borders and is secured with timber fencing to the boundaries.

Tenure

Freehold.

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 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.

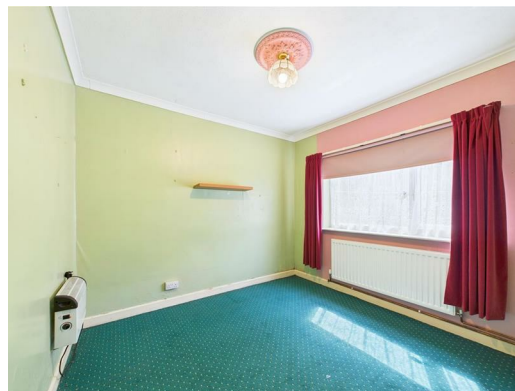
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

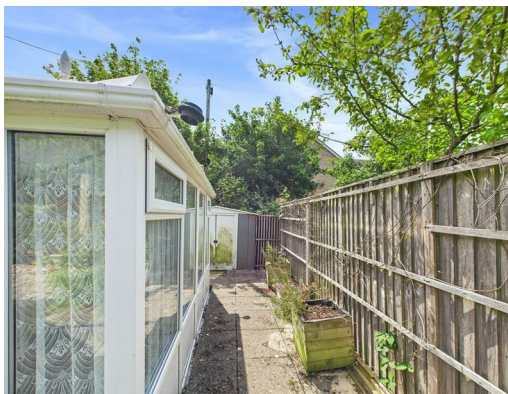
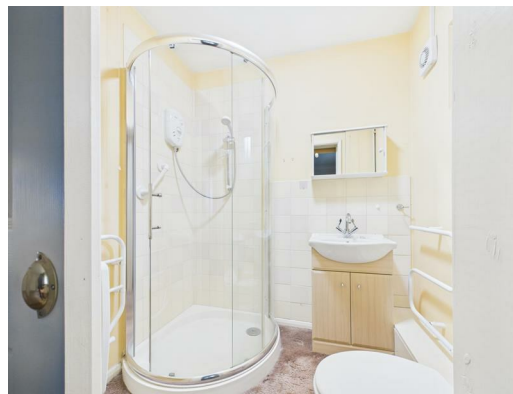
Council tax band

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 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.







Approximate total area^m
927 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, carry on past the CO-OP supermarket, take your next left onto the Strand and 8a can be found at the end of a footpath between numbers 8 & 10 The Strand.

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			(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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