



CHOICE PROPERTIES

Estate Agents

2 Regent Road,
Mablethorpe, LN12 1LG

Reduced To £169,950



Further photographs to follow Choice Properties offer for sale this generously proportioned two/three bedroom detached bungalow, conveniently located only a short distance from both the beaches and local amenities of Mablethorpe. Offering privately enclosed gardens, early viewing is most certainly advised, with the property being further offered with no onward chain.

The abundantly light and bright accommodation benefits from a mains gas central heating system, uPVC double glazing throughout and comprises:-

Reception Room

12'0" x 17'7"

Front uPVC door leading into the light and airy reception room benefiting from double aspect windows and fitted with laminate flooring, a Tv aerial and an electric feature fireplace.

Kitchen/Diner

14'9" x 15'3"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring induction hob with extractor hood over, electric integrated oven, space for a freestanding 'American' style fridge/freezer, space and plumbing for a washing machine, ample space for a dining table, laminate flooring, partly tiled walls, loft access, a side uPVC door and doors to:

Dining Room

13'9" x 9'11"

Providing ample space for a dining table with laminate flooring and sliding patio doors to the rear garden.

Bedroom 1

12'0" x 10'1"

Spacious double bedroom with laminate flooring and a bow window to front aspect.

Shower Room

8'2" x 7'2"

Fitted with a three piece suite comprising a large walk in shower enclosure with mains fed double shower head over and mermaid boarded splashback, pedestal hand wash basin with mixer tap and WC with dual flush button, heated towel rail, laminate flooring and the shower room also houses the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

Study/Bedroom 3

9'3" x 10'7"

With laminate flooring and could be utilised as an extra guest bedroom. Opening to:

Bedroom 2

10'9" x 10'7"

Double bedroom with laminate flooring and a picture window to rear aspect.

Driveway

Paved driveway, providing off road parking for one vehicle.

Garden

To the rear of the property you will find a privately enclosed garden laid mostly to lawn with timber fencing and well established hedging to the boundaries. The rear garden additionally features a paved patio seating area as well as a timber shed and variety of trees and shrubs.

Tenure

Freehold.

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.

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,

Tedder Hall,

Manby Park,

Louth,

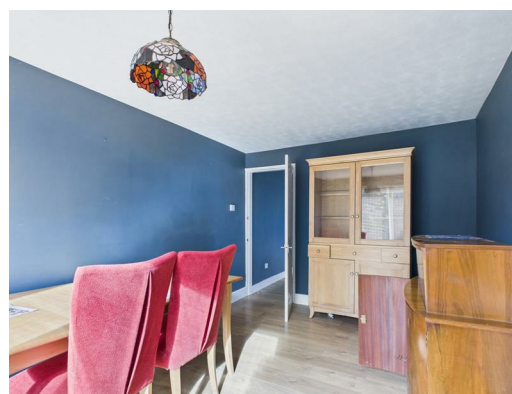
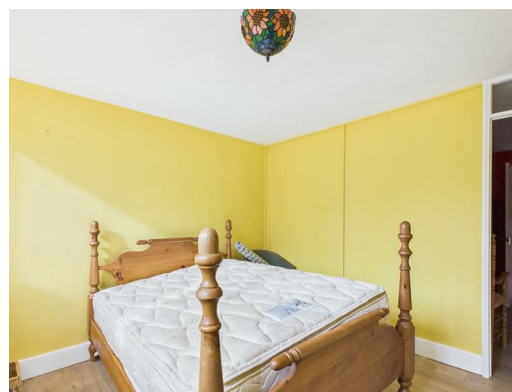
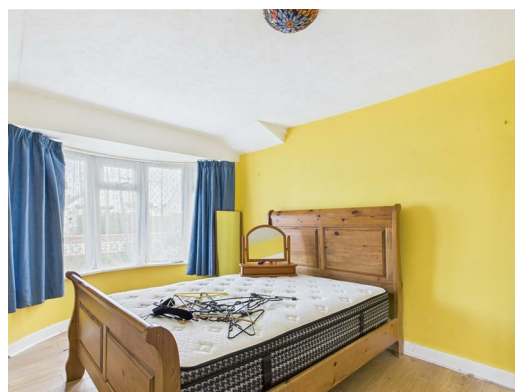
LN11 8UP

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.



Ground Floor

Approx. 88.9 sq. metres (957.3 sq. feet)



Total area: approx. 88.9 sq. metres (957.3 sq. feet)

Directions

Upon leaving the 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 second turning on the left hand side will be Regent Road and number 2 can be found on your right 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	

