



CHOICE PROPERTIES

Estate Agents

43 Aqua Drive,
Mablethorpe, LN12 2YB

Reduced To £225,000



Choice Properties are delighted to bring to the market this superb and stylish two bedroom detached bungalow, which had been fully refurbished throughout by the current Sellers. This stunning bungalow further benefits from both driveway with garage, beautifully maintained gardens and is located in the most sought after location. Early viewing is highly advised. Please note the property is being offered with no onward chain!

Benefitting from a full refurbishments throughout, the abundantly light and beautifully maintained accommodation comprises:-

Hallway

3'5" x 15'8"

Enter via uPVC front entrance door, double opening built in storage cupboard, further storage cupboard - housing the wall mounted combination boiler, loft access - fully boarded.

Kitchen

7'6" x 10'8"

Fitted with a stylish range of wall and base units with complimentary worksurfaces over, one bowl stainless steel sink unit with drainer and mixer tap, integral cooker, four ring gas hob with featured stainless steel extractor hood over, plumbing for a washing machine, space for a fridge/freezer, part tiled walls, pedestrian door to the side aspect leading to a pathway to the rear garden.

Reception room

11'6" x 16'6"

Spacious and abundantly light reception room, two TV Aerial points, telephone point, uPVC French double opening patio doors leading into:-

Conservatory

12'10" x 10'7"

With uPVC triple aspect windows, polycarbonate roof, power and lighting, uPVC French double opening patio doors to the rear aspect.

Bedroom 1

11'4" x 9'5"

Double bedroom with uPVC double glazed window.

Bedroom 2

9'3" x 10'10"

Double bedroom with uPVC double glazed window.

Shower room

5'9" x 6'11"

Fitted with a modern three piece suite comprising large walk in shower cubicle with main Waterfall shower over, pedestal wash hand basin with mixer tap, dual flush w.c., tiled splash backs, uPVC double glazed window.

Driveway

Paved driveway providing off road parking.

Garage

8'9" x 17'4"

Garden

To the rear of the property you will find a well tended and beautifully maintained garden which is privately enclosed with timber fencing to the boundaries. The garden is paved and gravelled for ease of maintenance with raised patio seating area which is perfect for soaking up the sunshine outdoor dining. There is also a Greenhouse and useful timber shed included in the sale. Gates to either side of the bungalow

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.

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 together with a current utility bill. 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

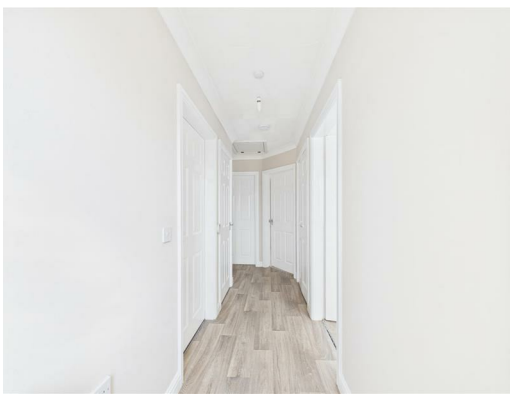
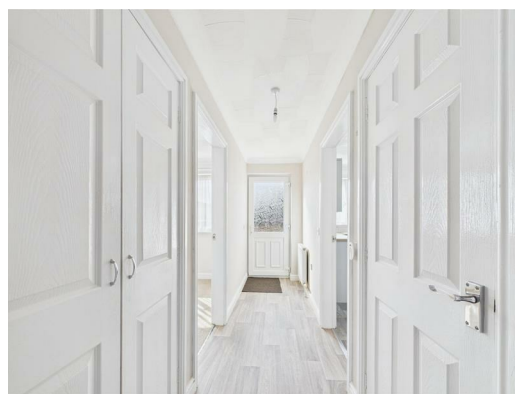
By appointment through Choice Properties on 01507 472016.

Opening hours

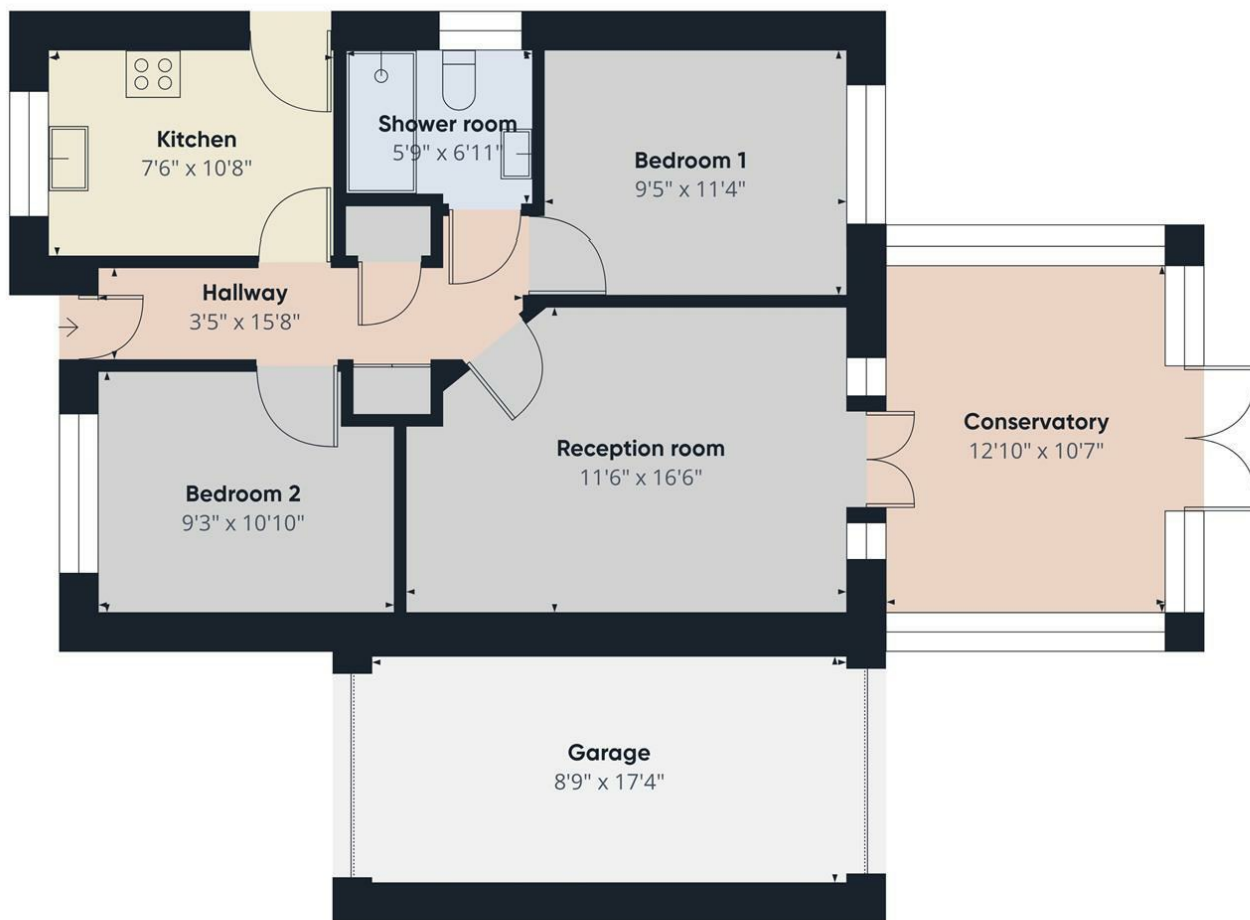
Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

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
897 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

From our Mablethorpe office head south along Victoria Road, at the Eagle Hotel turn right onto the Seaholme Road. Aqua Drive is the fifth turning on your left hand side (including Harlequin Drive). Then go to the end of the road and turn left and number 43 can be found tucked away in the corner on your left hand side.

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

