



CHOICE PROPERTIES

Estate Agents

22 Jacklin Crescent,
Mablethorpe, LN12 1JH

Price £215,000



It is a pleasure for Choice Properties to offer for sale this impressive two bedroom detached bungalow occupying a sought after position in a quiet residential position. Further benefitting from ample off road parking and well kept garden, early viewing is certainly advised!

Benefitting from gas central heating and uPVC double glazing, this well presented accommodation comprises:

Entrance Porch

uPVC entrance door.

Hallway

uPVC entrance door. Two built in storage cupboards. Loft access. Thermostat controls.

Kitchen

Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, plumbing for a washing machine, integrated four ring ceramic hob with extractor over, integral microwave and fan-assisted oven. Breakfast bar. Part tiled walls and tiled flooring.

Reception Room

Light and airy reception room. Wall mounted electric fire. TV aerial point.

Bedroom 1

Spacious double bedroom with built in storage cupboard.

Bedroom 2

Double bedroom.

Shower Room

Fitted with three piece suite comprising shower enclosure with mains fed shower, wc and wash hand basin set into vanity unit. Part tiled walls and tiled flooring. Heated towel rail.

Driveway

Providing ample off road parking.

Garage

With up and over garage door to the front.

Gardens

The property further benefits from well kept, impressive gardens to the front and rear. The property is fronted by a generous garden with a number of trees and plants, laid to gravel for ease of maintenance. To the rear of the property is a privately enclosed garden with timber fencing and hedges to the boundaries. The rear garden is laid mostly to lawn and features a paved patio area and timber summer house.

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 - Friday: 9am - 5pm

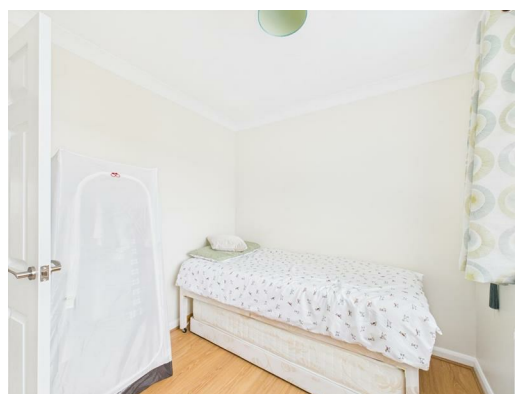
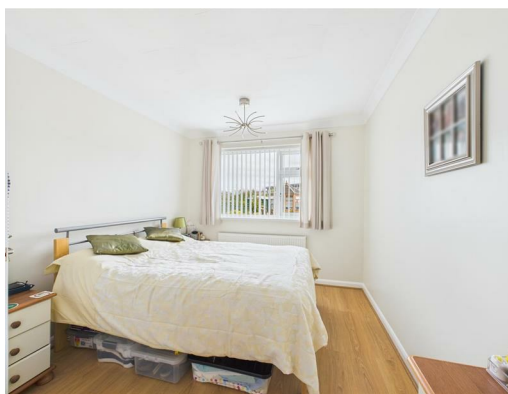
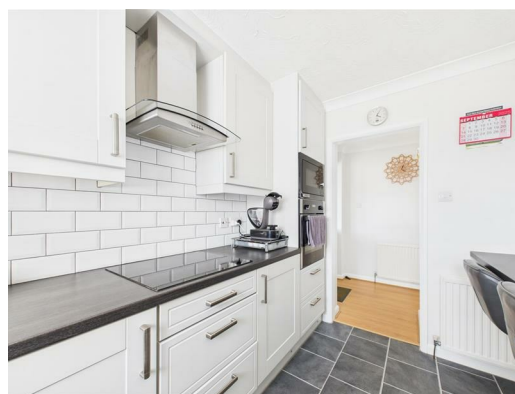
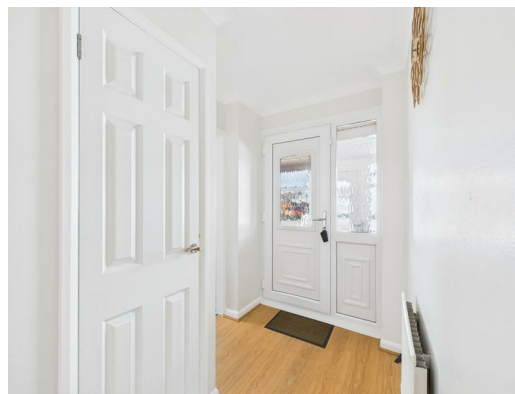
Saturday: 9am - 3pm

Making an Offer

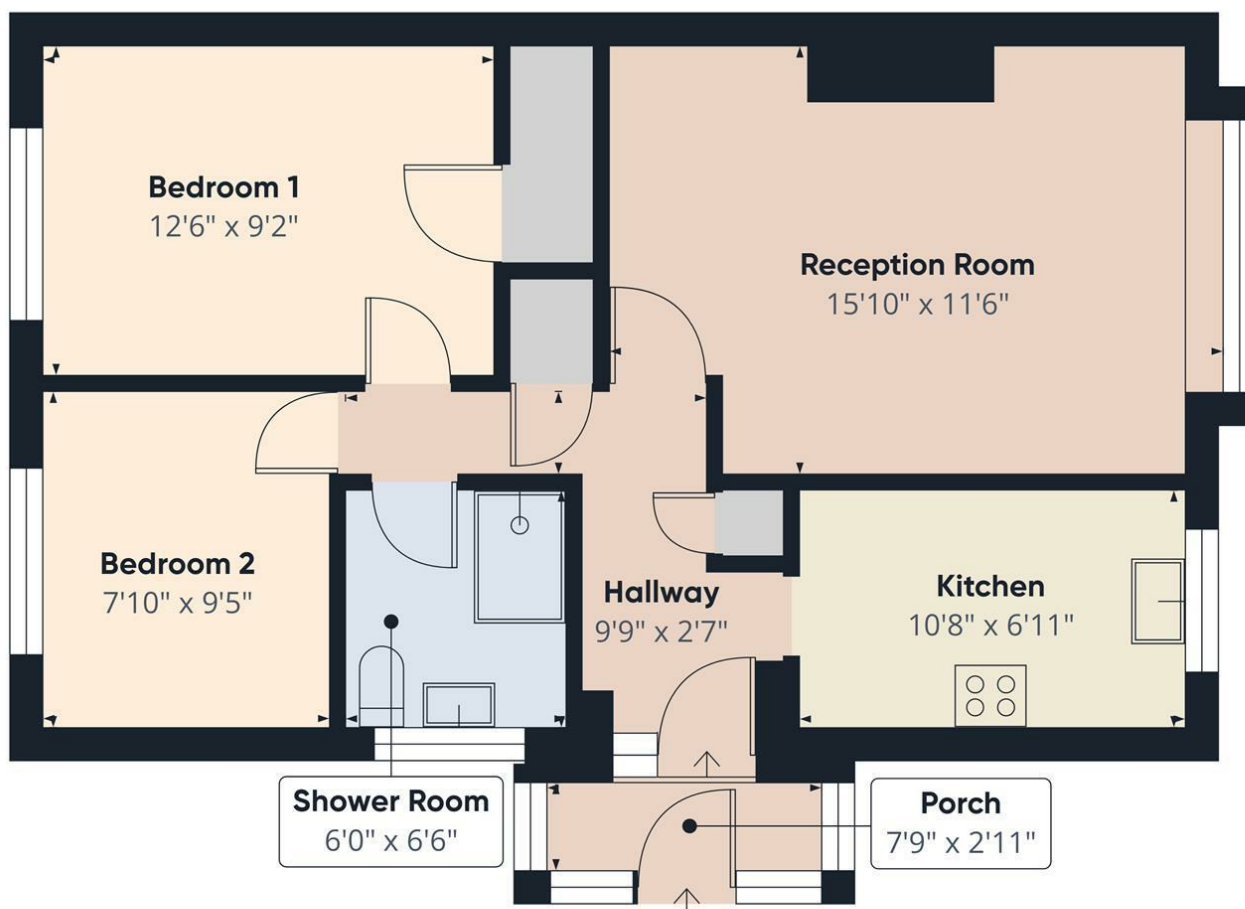
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

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⁽¹⁾
573 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 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, take your fourth turn left onto Jacklin Crescent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			70
(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	

