



CHOICE PROPERTIES

Estate Agents

22 Waterloo Road,
Mablethorpe, LN12 1JP

Price £220,000



Choice Properties are delighted to bring to market this most spacious four bedroom detached bungalow, occupying a convenient position for the local amenities and golden sandy beaches. This property further benefits from generously proportioned rooms throughout. Early viewing is advised.

Offering generously proportioned rooms throughout, this most spacious accommodation comprises:

Entrance porch

2'10" x 3'10"

uPVC front entrance door. Wall mounted consumer unit.

Hallway

21'4" x 3'10"

Open plan with the reception room.

Reception room

20'3" x 11'7"

Light and airy reception room benefitting from a large window to the front aspect. TV aerial point. Telephone point. Stairs to the first floor landing.

Kitchen

9'6" x 15'9"

A stylish and spacious kitchen fitted with base units with work surfaces over and built in storage cupboards with double opening doors. 1.5 bowl resin sink unit and drainer with mixer tap with waste disposal unit under. Integral cooker and combination microwave as well as integral four ring induction hob with extractor hood over. Integral fridge and plumbing for a dishwasher.

Utility room

10'9" x 6'7"

Plumbing for washing machine and dryer. Space for freestanding freezer. Wall mounted 'Worcester' combination boiler supplying the heating and hot water.

Conservatory

10'10" x 14'0"

Spacious conservatory with double opening 'French' patio doors to the garden.

Bedroom 1

11'6" x 11'2"

Spacious double bedroom benefitting from a window to the front aspect.

Bedroom 4

9'3" x 11'2"

Double bedroom.

Bathroom

8'4" x 8'6"

Remarkably spacious bathroom fitted with a four piece bathroom suite comprising dual flush wc, wash hand basin, panelled bath and shower enclosure with mains fed shower over. Tiled walls and flooring. Storage cupboard.

Landing

5'8" x 15'4"

Doors to Bedrooms 2 two and three.

Bedroom 2

14'2" x 15'3"

This most spacious double bedroom benefits from a window to the front aspect.

Bedroom 3

9'6" x 15'5"

Spacious double bedroom. Access to the loft storage area.

Driveway

Providing off street parking.

Garden

To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries. The garden can also be accessed by a timber gate to the side of the property. The garden is laid mostly to artificial lawn for ease of maintenance. In addition, you will find a timber summerhouse along with two brick built sheds providing ample storage space.

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 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.

Viewing arrangement

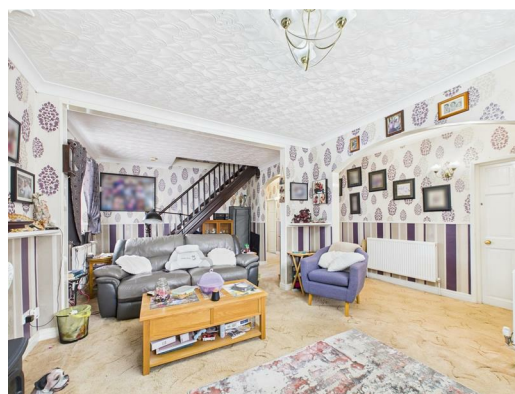
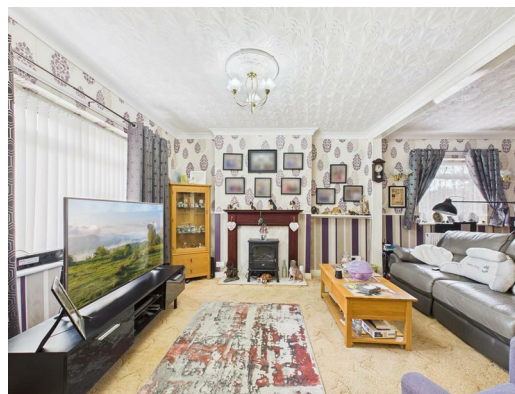
By appointment through Choice Properties on 01507 472016

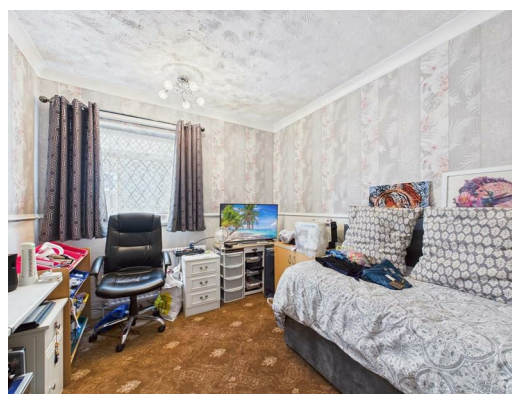
Opening hours

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

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.





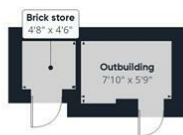




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1514 ft²

Reduced headroom

116 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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 to the junction then turn left onto the High Street then take your second right into Waterloo Road. Number 22 can be found a short way along 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	

