



# CHOICE PROPERTIES

## *Estate Agents*

179 Golf Road,  
Mablethorpe, LN12 1EP

Price £170,000



It is a pleasure for Choice Properties to offer for sale this well maintained two bedroom semi detached bungalow which benefits from a low maintenance garden and impressive driveway with garage. This fantastic property is additionally offered with no upper chain and early viewing is advised.

The property is located close to the beach and also within a short walk from Tesco. Internally the well laid out and abundantly light and bright accommodation comprises:-

### **Hallway**

3'07" x 8'07"

Built in storage cupboard housing the hot water cylinder and programming controls, thermostat controls, loft access, entrance door to side aspect.

### **Reception room**

16'04" x 9'09"

Spacious reception room, electric feature fireplace, TV Aerial point, telephone point.

### **Kitchen**

9'08" x 8'02"

Fitted with a range of wall and base units with worktops over, one bowl stainless steel sink unit with drainer and mixer taps, space for fridge/freezer, plumbing for a washing machine, wall mounted 'Vaillant' boiler, partly tiled walls, entrance door to side aspect.

### **Bedroom 1**

12'10" x 9'09"

Spacious double bedroom.

### **Bedroom 2**

8'11" x 9'09"

Double bedroom.

### **Shower room**

6'02" x 6'06"

Fitted with a modern three piece suite comprising shower cubicle with electric shower over and glass screen door, wash hand basin with mixer taps set into vanity unit, wc set into vanity unit, tiled walls, chrome heated towel rail.

### **Driveway**

Driveway providing off road parking.

### **Garage**

17'07" x 8'11"

Double opening doors to front aspect, power and lighting.

### **Garden**

The property is fronted by a lawned garden. To the rear of the property you will find a privately enclosed garden which has been laid with gravel for ease of maintenance.

### **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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

### **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 arrangements**

By appointment through Choice Properties on 01507 472016.

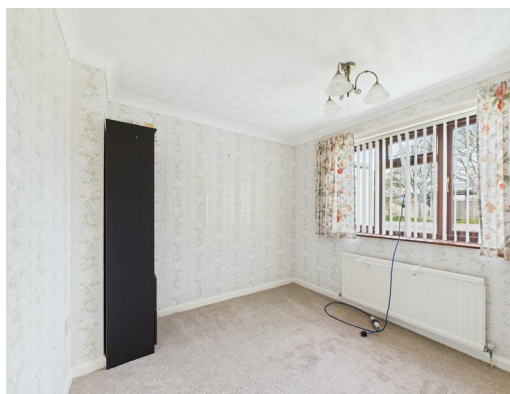
### **Opening hours**

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

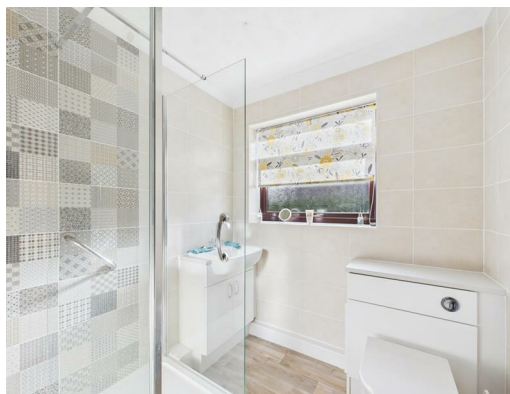
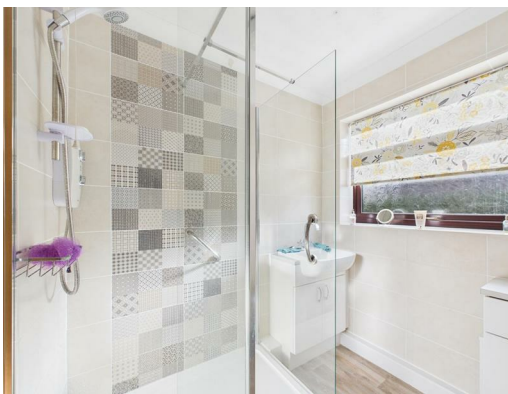
Saturday 9.00 a.m. to 3.00 p.m.

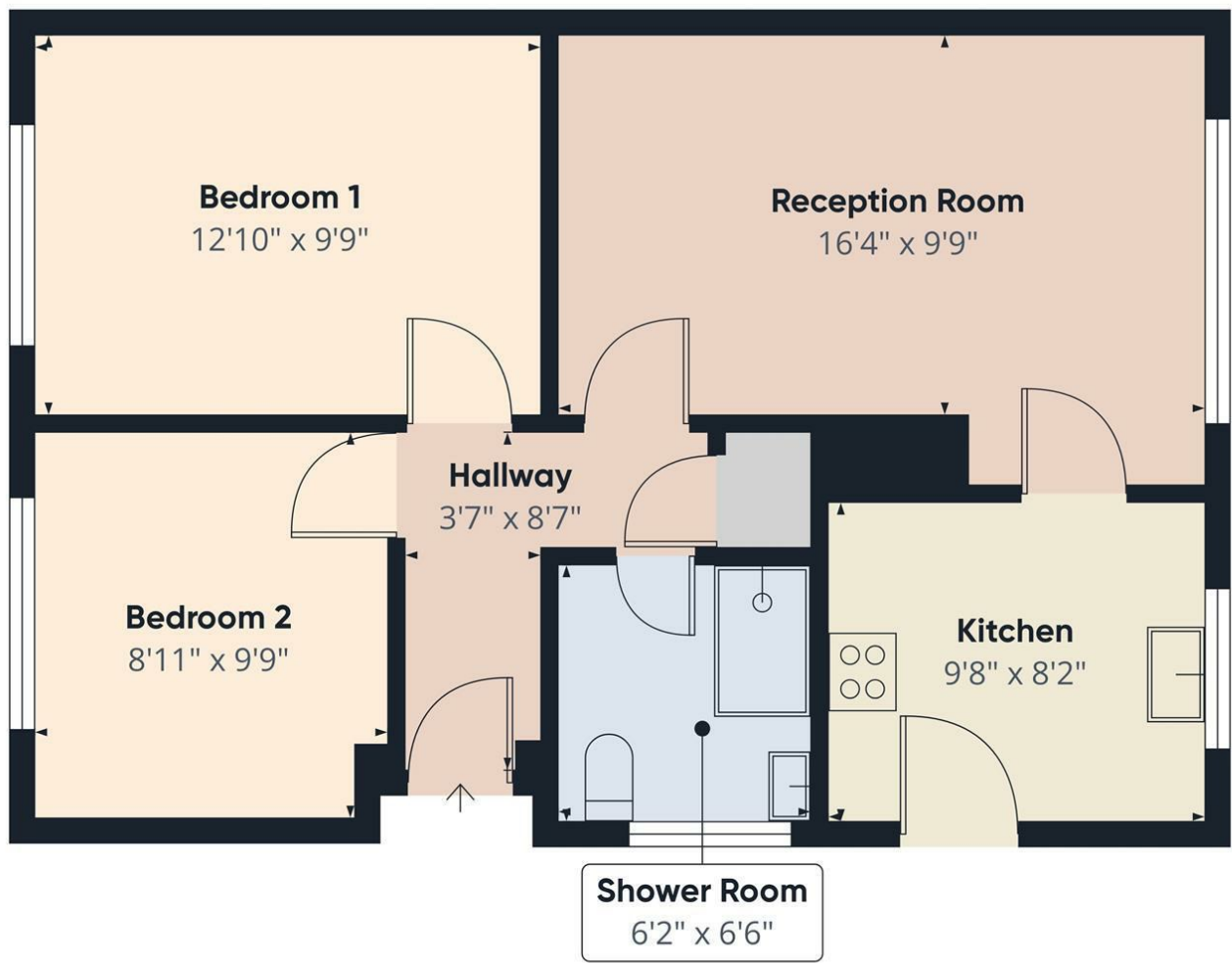
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Approximate total area<sup>(1)</sup>  
558 ft<sup>2</sup>

(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 along Victoria Road to the traffic lights. At the traffic lights turn left onto the High Street. Follow along onto Alford Road and Golf Road can be found to your right. Number 179 Golf Road is situated about halfway along on your right hand side.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|---|---------|-----------|
|   | Current | Potential |   | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         | 85        | (92 plus) A   |         |           |
| (81-91) B                                   |         |           | (81-91) B   |         |           |
| (69-80) C                                   |         |           | (69-80) C   |         |           |
| (55-68) D                                   | 66      |           | (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 <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales   |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC   |         |           |

