



CHOICE PROPERTIES

Estate Agents

7 Harris Boulevard,
Mablethorpe, LN12 2DY

Reduced To £200,000



It is a pleasure for Choice Properties to bring to the market this remarkably spacious three bedroom detached bungalow with an impressive large garden. This fantastic property is located in a quiet residential position and is offered with no upper chain.

Offering generously proportioned rooms throughout and a flexible layout, the spacious accommodation comprises:-

Reception Room

14'1" x 12'11"

Bay window to front aspect, feature fire set into tiled surround, TV Aerial point, telephone point.

Hallway

2'9" x 6'8"

Loft access, built-in cupboard housing the wall mounted consumer unit.

Bedroom 1

10'11" x 12'11"

Spacious double bedroom.

Bedroom 2

11'11" x 7'10"

Bedroom 3

8'10" x 7'11"

Bathroom

8'10" x 9'8"

Fitted with a four piece suite comprising panelled bath with stainless steel single taps, pedestal wash hand basin with stainless steel single taps, shower cubicle with mains shower over, wc, built in airing cupboard housing the hot water cylinder, tiled walls.

Dining Kitchen/ Reception Room

20'6" x 20'8"

Fitted with a range of wall and base units with worktops over, sink unit with mixer taps, cooker point, plumbing for a washing machine, space for fridge/freezer, partly tiled walls, breakfast bar, TV Aerial point, spacious seating area, feature fireplace, pedestrians doors to the side and rear aspect.

Driveway

Providing off street parking for several vehicles.

Garage

17'3" x 9'1"

Up and over door, power and lighting.

Garden

To the rear of the property you will find an impressively sized garden which is mainly laid to lawn and adorned with a variety of plants, trees and shrubbery to the borders. There is a spacious paved patio seating area located outside the kitchen with a paved footpath leading down towards the greenhouse. The garden is fully enclosed with timber fencing to the boundaries, with gate to the side aspect providing access to the front of the property. Another sizeable lawned area is found beyond a wall at the rear of the main garden which creates a second, privately enclosed part of the expansive grounds.

Tenure

Freehold

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.

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,

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 C.

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. 116.4 sq. metres (1253.1 sq. feet)



Total area: approx. 116.4 sq. metres (1253.1 sq. feet)

Directions

From our Mablethorpe office head south along Victoria Road, at the Eagle Hotel turn right onto Seaholme Road. Harris Boulevard is the third turning on your right hand side.

