



# CHOICE PROPERTIES

*Estate Agents*

Westview Golf Road,  
Mablethorpe, LN12 1EP

Reduced To £149,950



**\*\*REDUCED BY MOTIVATED SELLERS\*\*** Choice Properties are delighted to bring to the market this spacious two bedroom semi detached bungalow with a generously sized garden. This well laid out property offers a new boiler installed in 2021 and a recently installed kitchen. The property further benefits from open views to the front and is located in a quiet residential position close to local amenities. Please note this property is being offered with no upper chain.

## The well laid out accommodation comprises:

### **Entrance Porch**

3'8" x 5'3"

Door to:-

### **Reception Room**

11'1" x 13'0"

Bay window to front aspect, TV Aerial point, telephone point.

### **Hall**

7'2" x 3'6"

Wall mounted consumer unit, inset spot light to the ceiling.

### **Conservatory**

8'4" x 15'3"

Polycarbonate roof, patio door to rear aspect into the garden.

### **Kitchen**

13'9" x 6'7"

Fitted with a range of wall and base unit with worktops over, one bowl resin sink unit with drainer and stainless steel mixer taps, integral cooker with four ring electric hob and stainless steel extractor hood over, space for fridge/freezer, ample appliance space including washing machine, tumble dryer and dishwasher, tiled walls, wall mounted Worcester combination boiler.

### **Bedroom 1**

8'0" x 11'5"

Double bedroom.

### **Bedroom 2**

7'5" x 10'0"

Bay window to front aspect.

### **Bathroom**

4'5" x 7'8"

Fitted with a three piece suite comprising panelled bath with single taps and electric shower over, wash hand basin with single taps set into vanity unit, clos coupled wc, tiled walls.

### **Driveway**

Gravelled driveway providing parking for several vehicles.

### **Garden**

To the rear of the property is a privately enclosed garden, secured with timber fencing to the boundaries. The garden is partly laid to lawn with a spacious paved patio seating area and gravelled section with raised planter. Double timber gates to the side of the property provide access to the front of the bungalow.

### **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

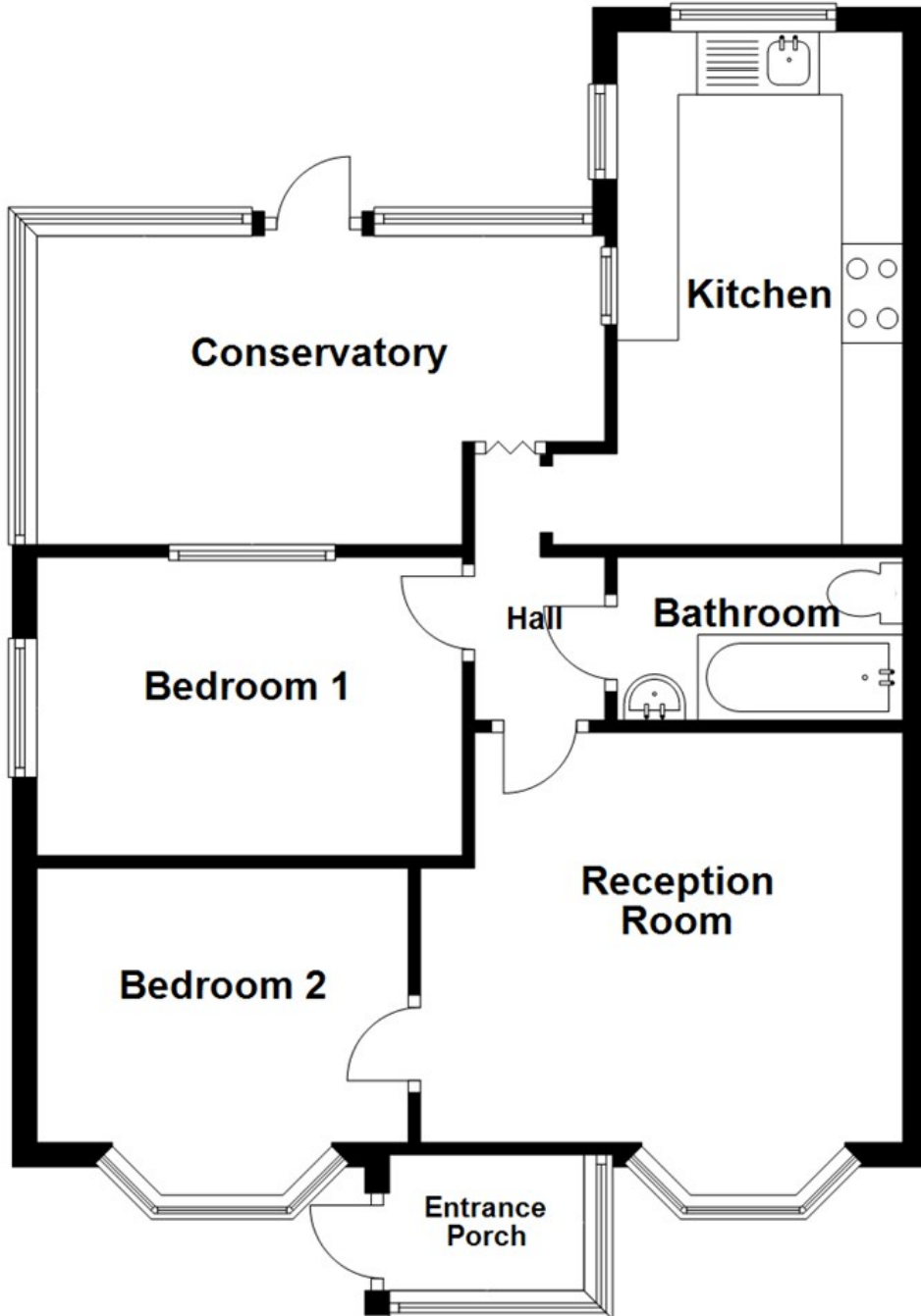
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A Amount payable for 2022/2023 is £1,278.40

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



# Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street heading out of town. After passing the primary school take your second right onto Golf Road and the property can be found a short way along on your right hand side.

