



CHOICE PROPERTIES

Estate Agents

2 Poplar Avenue,
Mablethorpe, LN12 1QS

Reduced To £269,950



Viewing highly recommended- It is a pleasure for Choice Properties to bring to the market this substantial two bedroom semi detached bungalow with additional loft room. This superb property sits upon a remarkably spacious corner plot with a large garden, expansive driveway and double garage with electric door. This fantastic property is located in a quiet residential position close to the beach.

The well presented and spacious accommodation comprises:

Hall

With laminate flooring and doors leading to:

Reception Room

13'1" x 14'0"

Benefiting from a square bay window to front aspect and additionally featuring a gas fire set on a marble effect hearth and set in a stylish bricked surround. This design is continued to provide a feature Television stand, where you can find a TV aerial.

Kitchen

28'7" x 4'8"

Fitted with a range of wall and base units with worktop over, two bowl stainless steel sink with mixer tap, five ring gas hob with granite effect splashback and spaces for appliances including: freestanding fridge, freestanding freezer, freestanding fridge/freezer, dishwasher and plumbing for a washing machine. Sliding door to:

Dining Room

15'10" x 14'0"

Benefiting from a gas fire set in marble surround with a wooden mantle and fitted with laminate flooring, TV aerial and an airing cupboard; housing the 'Worcester' condensing boiler and the immersion heater. Sliding doors to:

Conservatory

With a polycarbonate roof and double opening 'French' doors leading out on to the patio in the garden.

Shower Room

6'9" x 6'3"

Fitted with a three piece suite comprising a corner shower cubicle with mains fed shower over, hand wash basin with mixer tap and WC with cistern lever, both built into vanity with a granite effect top, tiling to the walls and floor.

Bedroom 1

13'1" x 12'11"

Spacious double bedroom fitted with four double wardrobes, storage up and around the headboard of the bed, and a built in bedside table to either side of the bed.

Bedroom 2

10'0" x 10'0"

Spacious double bedroom.

Loft Room

7'8" x 17'1"

Light and airy room, two single storage cupboards and access to the eaves.

Driveway

Generously sized driveway providing off street parking for numerous vehicles.

Double garage

Double garage with electric door, power and lighting. WC and wash hand basin.

Garden

The bungalow is fronted by a low level brick wall and an easy to maintain garden, partially laid to lawn but mostly paved to provide the generous driveway giving the property numerous spaces for off street parking. To the rear of the property you will find an impressive, sizeable and privately enclosed garden with fencing and hedging to the boundaries. There are three greenhouses, two useful brick built stores and a large timber summerhouse. This superb rear garden additionally benefits from a large paved patio area.

Tenure

Freehold

Viewing arrangements

Viewing 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

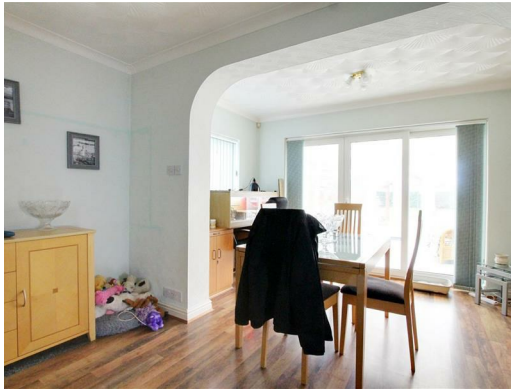
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH

Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

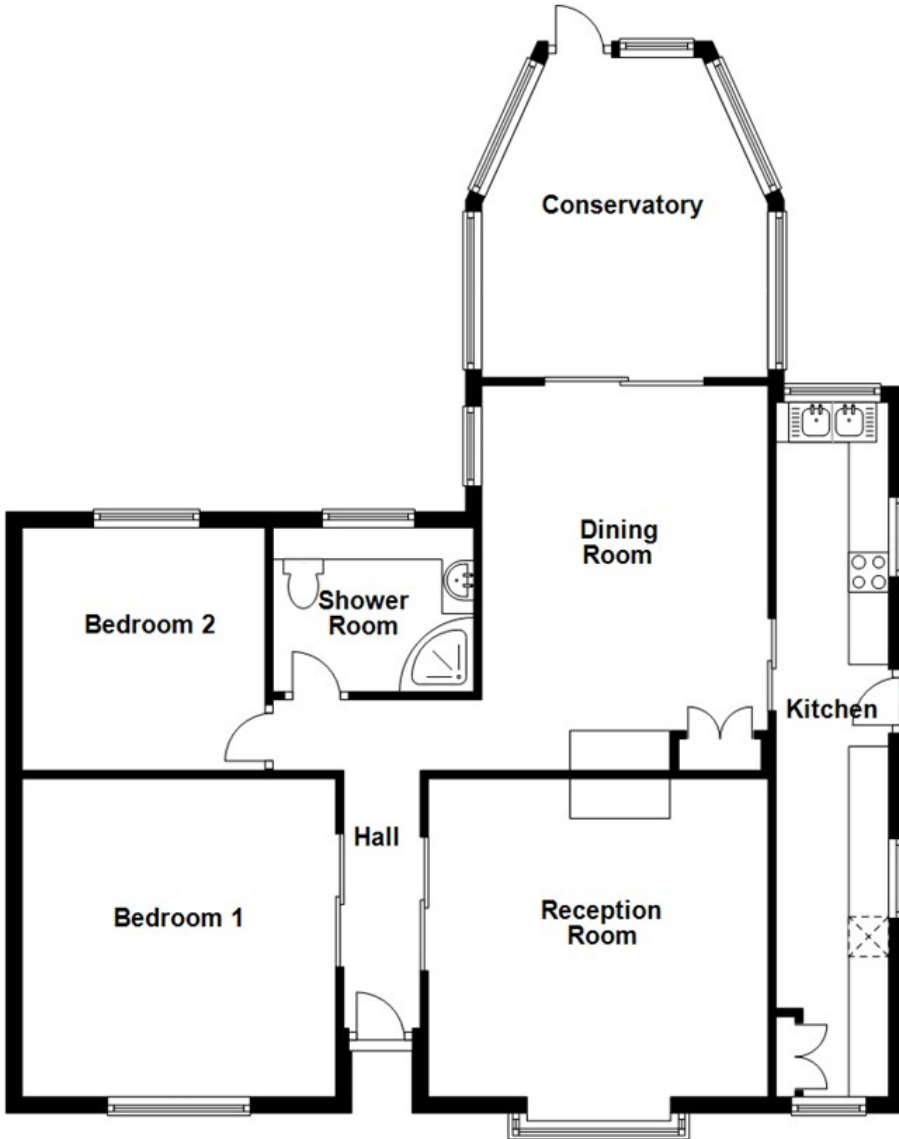
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A

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.



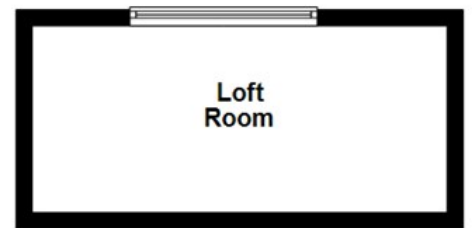
Ground Floor

Approx. 97.6 sq. metres (1050.5 sq. feet)



First Floor

Approx. 12.2 sq. metres (131.3 sq. feet)



Total area: approx. 109.8 sq. metres (1181.9 sq. feet)

Directions

Upon leaving the 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 and take the 2nd left turning into Links Avenue then immediately right into Cambridge Road North, continue to the bottom of Cambridge Road North and turn left onto Poplar Avenue. Number two is the first property on your right.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(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			62
(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	

