



CHOICE PROPERTIES

Estate Agents

Roseleigh, 6 Harris Boulevard,
Mablethorpe, LN12 2DY

Reduced To £345,000



Choice Properties are delighted to offer for sale this stylish and expansive four bedroom (one en suite) detached dormer bungalow. This superb property offers generously proportioned rooms throughout, a beautiful garden and is located in an ideal position close to the town centre and the beach. Early viewing is advised with the property being offered with no onward chain.

The beautifully presented accommodation comprises:

Hallway

3'08" x 12'09"

Front door leading into hallway with laminate flooring, cloakroom area providing an idea space for coats/shoes and doors leading to:

Reception Room

12'06" x 16'00"

Open plan living with the kitchen, providing ample dining space, and featuring laminate flooring, a TV aerial and bi-folding doors; opening out into the rear garden.

Kitchen

10'00" x 19'00"

Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, four ring gas hob with a stainless steel splashback, integrated fan oven and space for a freestanding fridge/freezer.

Utility Room

11'07" x 6'04"

Fitted with a range of base units with worktop over, one bowl ceramic butler sink with mixer tap, space and plumbing for a freestanding washing machine, laminate flooring and a cupboard housing the wall mounted 'Viessman' combination boiler; which is approximately five years old and supplies both the central heating and hot water systems.

Sitting Room

18'00" x 12'04"

Light and airy sitting room benefiting from double aspect windows including a picture window to side aspect and a bay window to front aspect. The sitting room further features a TV aerial and a cupboard housing the wall mounted consumer unit.

Bedroom 1

14'00" x 10'04"

Spacious double bedroom with a picture window to front aspect, inset spot lighting and a door to the en-suite shower room.

En-suite Shower Room

6'09" x 9'06"

Fitted with a three piece suite comprising a walk in shower cubicle with mains fed shower over and mermaid boarding to the walls, pedestal hand wash basin with mixer tap and WC with dual flush button, two heated towel rails, inset spot lighting and a storage cupboard (measuring 2'06" x 2'09").

Landing

5'04" x 17'09"

Another light and airy space benefiting from a 'Velux' style window and featuring access to the eaves for storage, a telephone point, loft access and doors to:

Bedroom 2

11'09" x 14'09"

Spacious double bedroom with wooden flooring, a picture window to rear aspect and two fitted double wardrobes (each measuring 2'07" x 2'07").

Bedroom 3

8'05" x 14'07"

Spacious double bedroom with two fitted double wardrobes and a picture window to front aspect.

Bedroom 4/Study

9'06" x 8'11"

Providing flexibility to be used as a convenient home study or alternatively a further double bedroom benefiting from a 'Velux' style window.

Bathroom

7'08" x 8'09"

Fitted with a three piece suite comprising a corner panelled bath tub with mixer tap, square hand wash basin; built into vanity and WC with dual flush button, two heated towel rails, access to the eaves for storage, inset spot lighting, tiled splashbacks and a 'Velux' style window.

Driveway

Block paved driveway providing off road parking.

Garage

16'01" x 11'06"

With an up and over door, side window and power and lighting.

Workshop

9'07" x 11'09"

With double aspect windows, power, opening to the garage and a door onto the decked area.

Garden

To the rear of the property you will find a well tended garden which is mostly laid to lawn and additionally features a large decked seating area, side patio, cherry and olive trees. This fantastic garden is privately enclosed by timber fencing and has a side gate to either side of the garden providing access to the front of the property.

Tenure

Freehold.

Viewing arrangements

By appointment through Choice Properties on 01507 472016.

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.

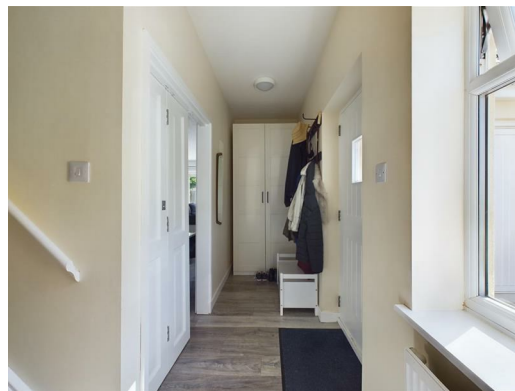
Opening hours

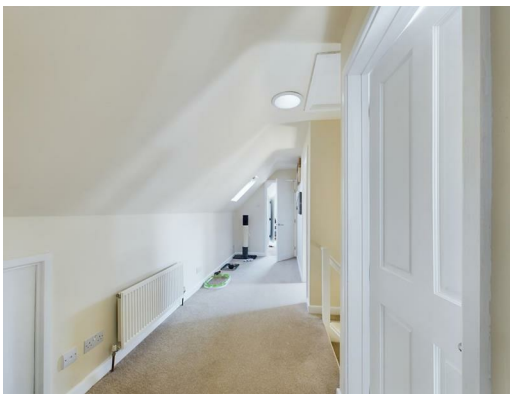
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.

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.

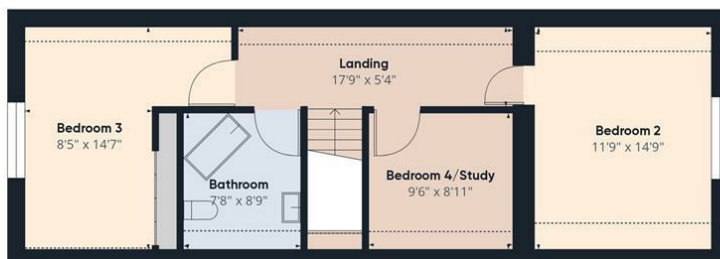








Floor 0



Floor 1

Approximate total area⁽¹⁾
1571.75 ft²

Reduced headroom
100.64 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

