



CHOICE PROPERTIES

Estate Agents

21 Marlborough Drive,
Mablethorpe, LN12 2BA

Price £249,950



Choice Properties are delighted to offer for sale this fantastic two bedroom detached bungalow which sits on a sizeable plot of attractive gardens. This spacious property is located in a sought after location and early viewing is highly recommended.

The well laid out accommodation comprises:

Entrance porch

2'8" x 3'10"

Entrance via front uPVC front entrance door, door to:-

Hallway

11'5" x 3'10"

L-Shaped, loft access - partly boarded with lighting, thermostat controls, two built in wardrobes - one housing the hot water cylinder.

Reception room

11'2" x 16'6"

Gas fire set into featured surround with tiled hearth and wooden mantle, TV Aerial point, telephone point, Bay window to the front aspect.

Kitchen

10'2" x 10'3"

Fitted with a range of wall and base units with complimentary worksurfaces over, one bowl stainless steel sink unit with drainer and single taps, cooker point, space for fridge/freezer, plumbing for a washing machine, wall mounted boiler, space for a dining table, pedestrian door to the side aspect, wall mounted fuse box, TV Aerial point, part tiled walls.

Bedroom 1

11'9" x 9'9"

Double bedroom.

Bedroom 2

9'6" x 9'9"

Double bedroom.

Bathroom

6'10" x 7'5"

Fitted with a three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin with mixer tap, dual flush w.c., tiled splash backs.

Side lobby

12'0" x 4'10"

With access to the garage, garden and driveway, gas and electric meter boxes, power and lighting.

Driveway

Providing off street parking.

Garage

17'8" x 9'0"

With up and over door, power and lighting, pedestrian door to the side aspect.

Garden

To the rear of the property is an attractive and generously sized garden which is privately enclosed with timber fencing to the boundaries. The garden is mostly laid to lawn and features established plants, trees and hedging to the borders and throughout. There is also a raised bed section behind the garage with a timber storage shed. A gate to the side of the property provides access to the front garden.

Tenure

Freehold

Opening Hours

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

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

Viewing Arrangements

By appointment through Choice Properties on 01507 472016.

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,

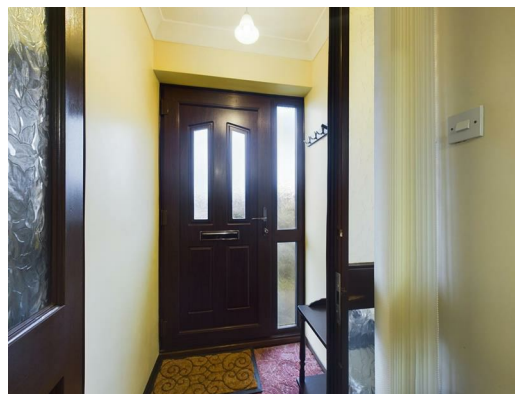
LN9 6PH

Tel. No. 01507 601 111

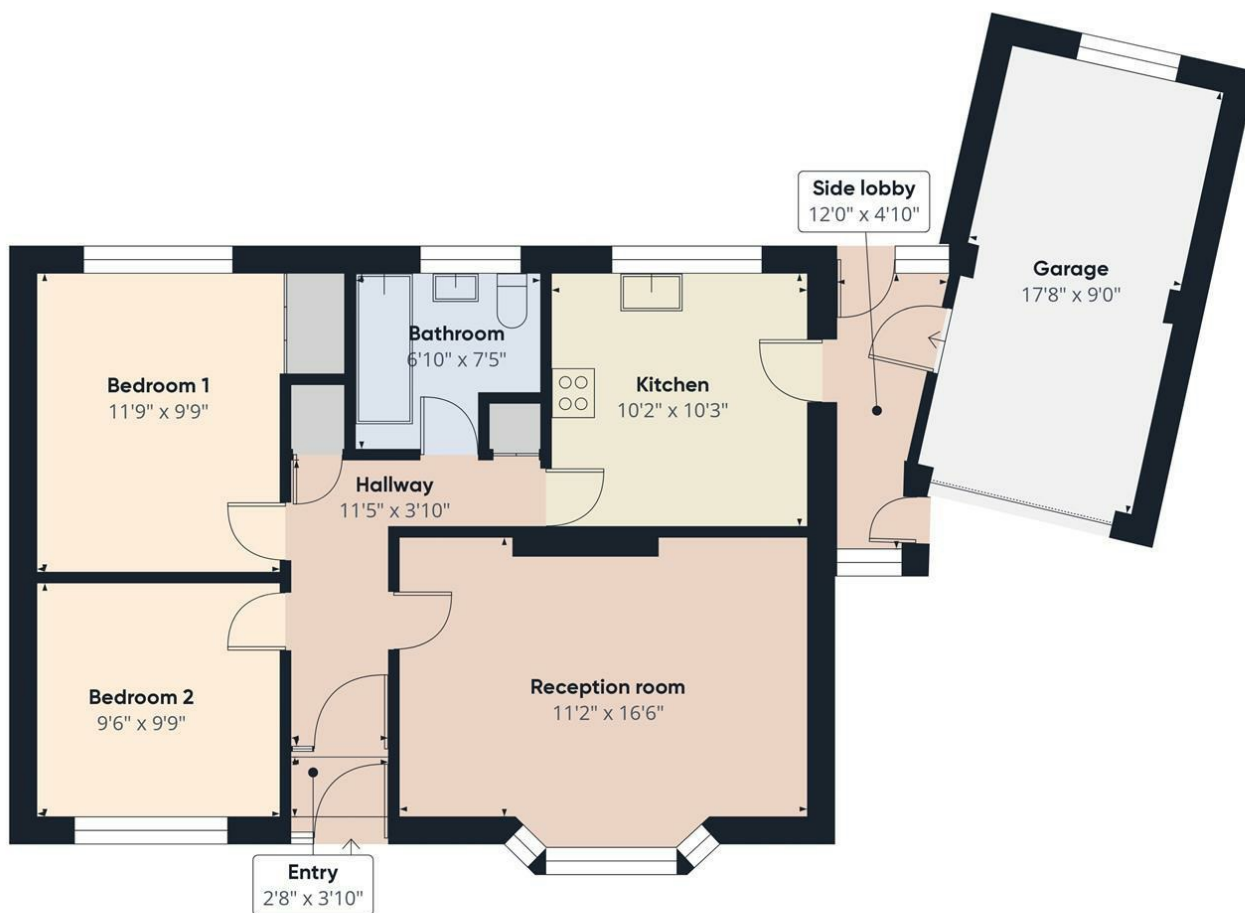
Website: www.e-lindsey.gov.uk

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.







Approximate total area⁽¹⁾
858.42 ft²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street, carry on past the CO-OP supermarket, past the Police Station and turn left opposite the Primary School onto Church Road. Take your first left onto Cheltenham Way and Marlborough Drive is located immediately to your left. Number 21 can be found at the bottom of the road.

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		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	63		(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	

