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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Byron Close

Mablethorpe
LN12 1LF

Offers in the Region Of
£189,500

Only by viewing can you appreciate this lovely two bedroom semi-detached dormer bungalow located within this small cul de sac, and within only a short stroll of the lovely award winning beach. Offered for sale with no forward chain on the vendors side, this super property would create an ideal purchase for a variety of buyers and offers larger than average gardens to the rear which enjoy not only a good degree of privacy but also a sunny aspect throughout the day. This lovely home benefits from gas central heating and uPVC double glazing and briefly comprises living room, kitchen, conservatory and the second bedroom to the ground floor. To the first floor you find a good sized main bedroom and the bathroom. Gravel driveway to the front leading to side gated access and further parking if required. Established garden offering an abundance of shrubs, plants and trees proving colour and fragrance throughout the year.

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Living Room

11' 9" x 17' 4" inc stairs (3.585m x 5.283m)

This well presented living room is neutrally presented and has uPVC double glazed windows and entrance door to the front elevation. Central heating radiator. Laminate flooring. Dado rail to the walls. Staircase to the first floor with useful storage cupboard beneath. A focal point of the lounge is created by the fireplace incorporating an electric fire. Archway through to the kitchen.

Kitchen

10' 2" x 8' 4" (3.096m x 2.549m)

This pleasant kitchen offers a range of fitted wall and base units with contrasting worktop over with integrated stainless steel sink and drainer. Integrated electric oven and four ring gas hob with filter hood over. Splashback tiling. Plumbing for an automatic washing machine and space to accommodate a larder styled fridge freezer. Central heating radiator. Laminate flooring. Wall mounted gas boiler. Window and entry door to the rear elevation leading into the conservatory.

Conservatory

8' 11" x 8' 1" (2.72m x 2.47m)

With polycarbonate roof and windows to all aspects offering a panoramic view. Door leading out to the garden. Tiled flooring. Central heating radiator.

Bedroom Two

10' 2" x 8' 6" (3.098m x 2.587m)

Offering sealed unit double glazed window to the rear elevation. Central heating radiator. Dado rail to the walls. Neutrally decorated and having laminate flooring.

First Floor Landing

Access to the bedroom, shower room and door to a shelved cupboard which is also accessible from the bedroom.

Bathroom

5' 5" x 6' 5" (1.646m x 1.947m)

Modern shower room with close coupled w.c, pedestal wash hand basin and corner shower with electric shower unit. Skylight to rear elevation. Tiling to the wall and floor services. Central heated towel rail and extractor fan.

Bedroom One

15' 7" x 10' 7" (4.753m x 3.216m)

This light and airy room has velux window to the front and rear elevations. Two central heating radiators. The storage cupboard from the landing is also accessible from this bedroom as its been made open plan.

Outside

To the front of the property there is a paved patio area with gravelled borders. Gravelled driveway creating ample off road parking with double opening timber gates leading into the rear garden creating the possibility for caravan storage or similar. The rear garden is one of the properties key selling features and really needs to be viewed to be appreciated. This lovely garden offers an abundance of mature shrubs, plants, flowers and trees offering colour and fragrance throughout different times of the year. The garden itself enjoys a great degree of privacy and a sunny aspect throughout the day as the sun moves around. Lawned area, paved patio area, metal shed, greenhouse and outside water tap. Gated access to the rear taking you onto the The Cut waterway and then only a short walk to access the road and beach behind.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

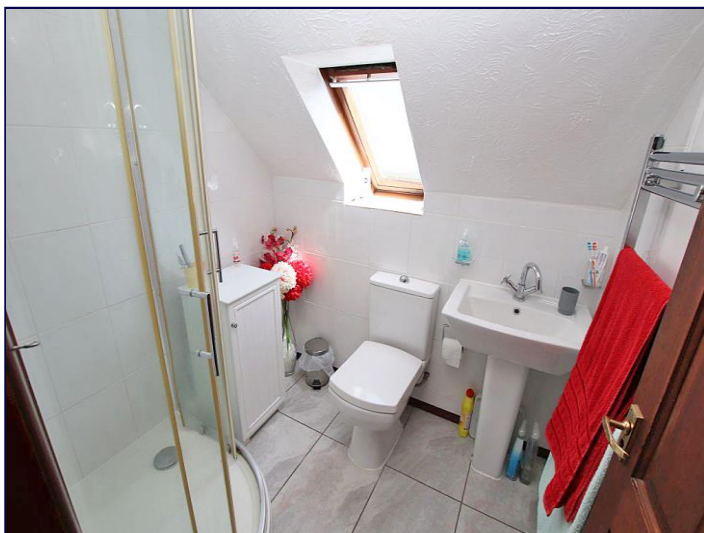
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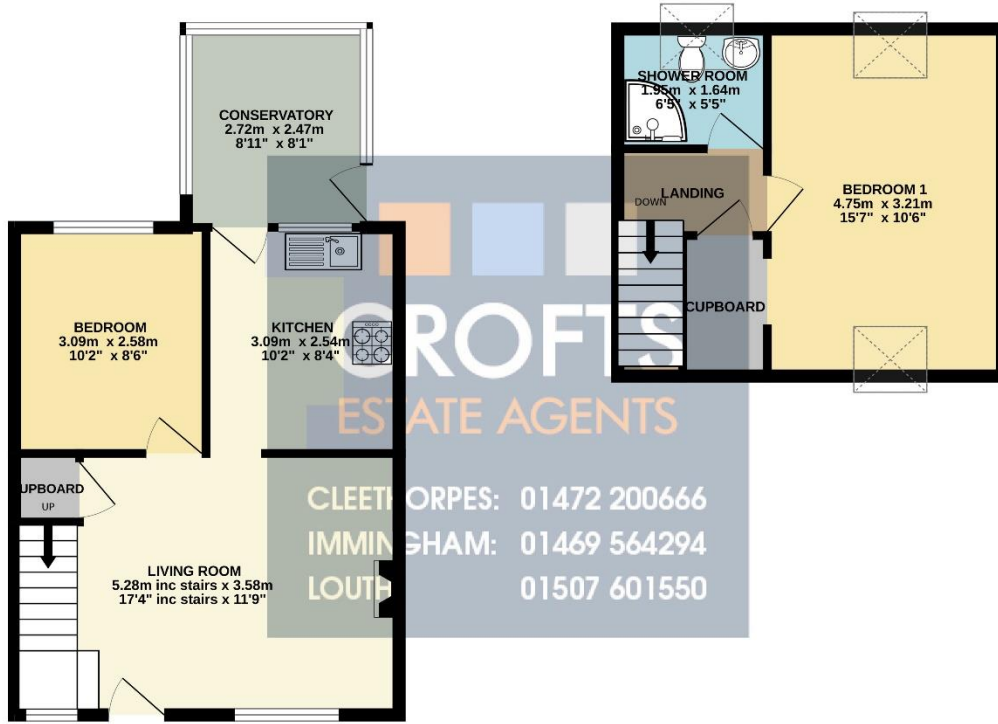
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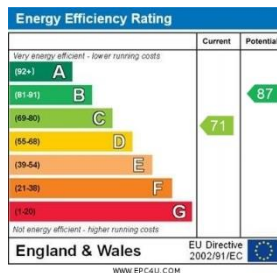


GROUND FLOOR

1ST FLOOR



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