



Poplar Avenue, Mablethorpe LN12 1QS

welcome to

Poplar Avenue, Mablethorpe

Modern 2 bed semi-detached bungalow offering lounge with bi-fold doors onto garden, spacious kitchen/diner, two double bedrooms, bathroom and separate shower room, large rear garden and front driveway providing ample off street parking. Located close to Beach and local amenities.

Entrance

Entrance door leads into the kitchen diner:

Kitchen/ Diner

29' 5" x 8' 1" (8.97m x 2.46m)

Comprising of modern wall, base and drawer units with worktop space over, space for appliances, sink, window to the rear, radiator and door into:

Lounge

18' x 14' (5.49m x 4.27m)

Has bi-folding doors to the rear elevation leading out to the garden, radiator, spotlights and doors into:

Bedroom One

13' 11" x 12' 11" min to bay (4.24m x 3.94m min to bay)

Has a bay window. Open fire with surround and a radiator.

Bedroom Two

13' 1" x 13' 2" (3.99m x 4.01m)

Has a window and a radiator.

Bathroom

Has a separate bath, shower cubicle, sink with vanity storage below, WC, radiator and window.

Shower Room

Has a shower, Sink and WC.

External

Externally, the property benefits from ample off street parking to the front of the property. The rear is a larger than average size which is mainly laid to lawn. The rear garden also has a decking area, Summer house, Workshop/shed and brick build outbuilding store.

Agents Note

This property can be purchased fully furnished at an additional cost. Please discuss with a Team member in Branch for further information.





view this property online williamhbrown.co.uk/Property/SKG109550



welcome to

Poplar Avenue, Mablethorpe

- FULLY MODERN THROUGHOUT
- 2 DOUBLE BEDROOMS
- BATHROOM & SEPARATE SHOWER ROOM
- SPACIOUS KITCHEN/ DINER
- LARGER THAN AVERAGE REAR GARDEN

Tenure: Freehold EPC Rating: C

£230,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/SKG109550



Property Ref:
SKG109550 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01754 768311



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



williamhbrown.co.uk