



CHOICE PROPERTIES

Estate Agents

Widney Eton Road,
Mablethorpe, LN12 2PX

Price £220,000



Choice Properties are delighted to bring to the market this detached two bedroom bungalow which is located in a quiet cul de sac position only moments from the beach and within easy reach of shops and amenities in Sutton on Sea and Mablethorpe.

The well laid out accommodation comprises:

Porch

6'4" x 3'1"

Entrance Hall

4'11" x 9'1"

Inner Hallway

3'4" x 3'2"

Kitchen

10'6" x 9'1"

Fitted kitchen with wall and base units, work surfaces over, part tiled walls, space for washing machine and fridge freezer.

Reception Room

18'9" x 11'0"

Spacious reception room with bow window to the front, feature fireplace with gas fire.

Bedroom 1

8'6" x 12'7"

Radiator. 2 Double power points.

Bedroom 2

12'2" x 7'6"

Radiator. 2 Double power points.

Shower room

6'4" x 9'1"

Shower cubicle with 'Triton Vega' electric shower over, pedestal wash hand basin and low level flush w.c. Radiator. Fully tiled walls. Extractor fan. Airing cupboard..

Driveway

Providing off street parking.

Garage

Detached garage with up and over door.

Garden

To the front of the property is a small easily maintained garden laid with slate chippings. To the side there is access to the enclosed rear garden that has been paved for ease of maintenance. and features a decked seating area. Cold water tap. External power point.

Tenure

Freehold

Viewing arrangements

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

Opening hours

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

Making an offer

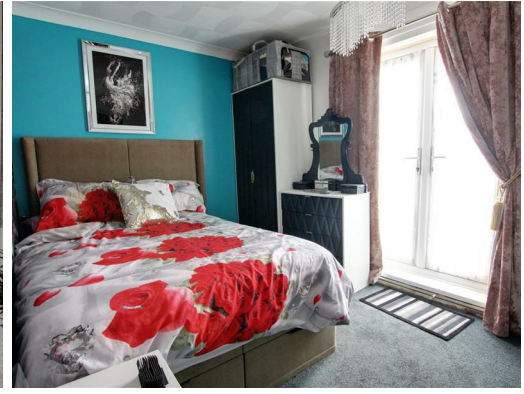
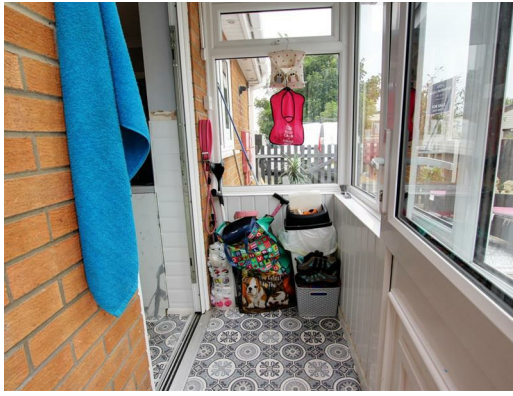
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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

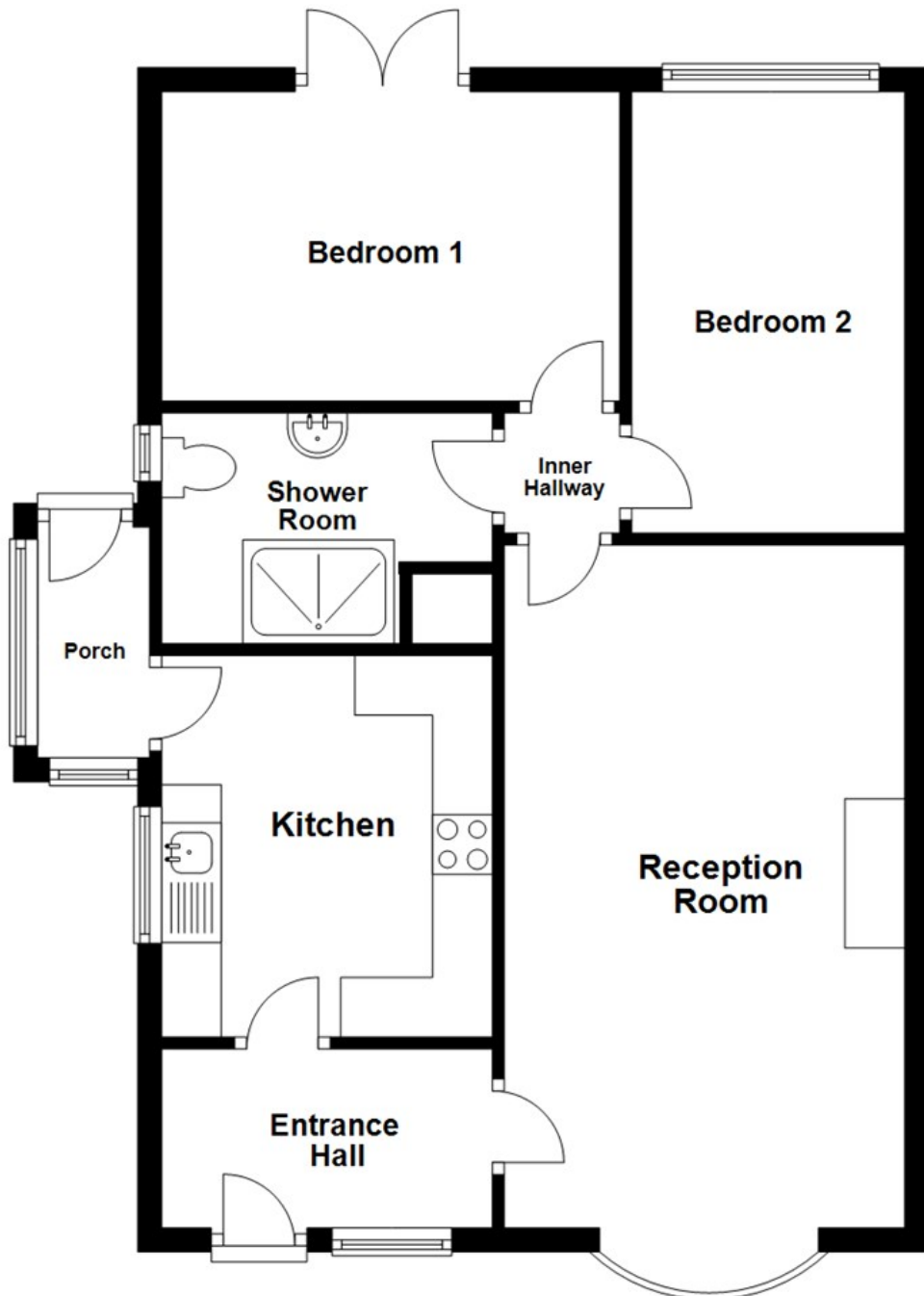
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

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



Directions

From our Sutton office head north along the (A52) towards Mablethorpe. As you enter Trusthorpe, take the next right hand turn just before 'Greenfield' Caravan Park onto Eton Road. Widney can be found at the end of the road on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			69
(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			
(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	

