



CHOICE PROPERTIES

Estate Agents

13 Marine Avenue,
Mablethorpe, LN12 2ND

Price £194,950



Choice Properties are pleased to offer for sale this two bedroom semi detached bungalow, conveniently located only a short walk from both the local amenities and golden sandy beaches of Sutton on Sea. Offering a well laid out accommodation, ample off road parking, and a 7'00" x 19'00" studio in the garden, early viewing is most certainly advised to avoid disappointment.

Benefiting from a mains gas central heating system, the well laid out accommodation comprises:-

Entrance Porch

4'06" x 3'10"

Front uPVC door leading into the entrance porch with uPVC windows to both side aspects and a uPVC door to:

Reception Room

11'01" x 17'01"

Light and airy reception room benefiting from a bow window to front aspect and other with a gas fireplace set in a marble effect surround, TV aerial, telephone point and doors to:

Kitchen

11'00" x 8'11"

Fitted with a range of wall and base units with worktop over, one bowl resin sink with drainer and mixer tap, space for a freestanding cooker with extractor hood over, space and plumbing for a washing machine, space for a fridge/freezer, laminate flooring, partly tiled walls and the kitchen also houses the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems. Opening to:

Sun Room

10'03" x 7'09"

Fitted with laminate flooring, a uPVC cladded roof and double opening 'French' doors to the garden.

Lobby

4'05" x 6'09"

With access to the loft, the wall mounted thermostat and doors to:

Bedroom 1

10'03" x 10'10"

Double bedroom with a TV aerial. Bedroom 1 also houses the wall mounted consumer unit.

Bedroom 2

10'06" x 7'10"

Double bedroom.

Shower Room

5'05" x 6'08"

Set out in a wet room design with an electric 'Mira Advance Flex' shower, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, tiled walls, extractor fan and a heated towel rail.

Driveway

The property is fronted by a paved driveway providing off road parking.

Garden Room

10'04" x 8'03"

Currently utilised to house a hot tub with a polycarbonate roof and double opening doors to the garden.

Studio

7'06" x 19'06"

An ideal space to utilise as a hobby room or alternatively great storage with power.

Garden

To the rear of the property you will find an easy to maintain and privately enclosed garden, laid with paving slabs with timber fencing to the boundaries. The rear garden additionally benefits from raised planter beds, a useful metal shed and double opening 'French' doors to the studio.

Tenure

Freehold.

Viewing arrangements

Viewing by appointment through Choice Properties on 01507 443777.

Opening hours

Monday - Friday 9:00am - 5:00pm

Saturday 9.00am - 3.00pm

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.

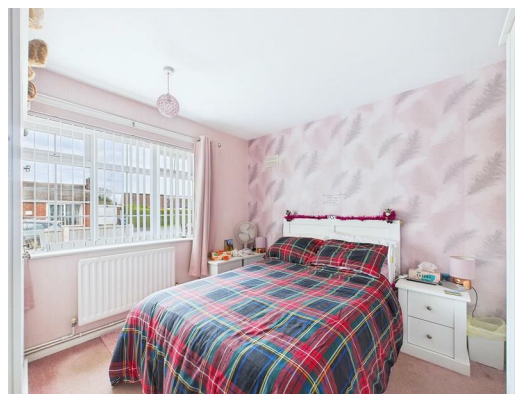
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

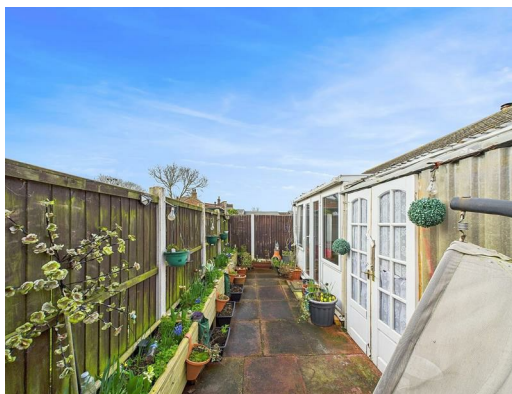
Council tax band

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 A.

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 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
883.81 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 Sutton on Sea office, head left, taking your first left on to Cromer Avenue, at the end of the road turn left again on to Marine Avenue and follow the road along. Follow the road around and Number 13 can be found on your left hand side.

