



CHOICE PROPERTIES

Estate Agents

Lark Rise, 1 Bucknalls Meadow,
Mablethorpe, LN12 2QU

Price £475,000



It is a pleasure for Choice Properties to bring to the market this remarkably spacious three bedroom extended detached bungalow, situated in the corner of a quiet residential cul-de-sac within close proximity to both the beaches and amenities available in Sutton on Sea. This one of a kind property not only offers a generously proportioned interior layout, a double garage and ample off road parking, it additionally boasts land to the rear of the property, measuring approximately 1.5 acres (STS). Early viewing is most certainly advised, with the property being further offered with no onward chain.

Benefiting from a mains gas central heating system, the sizeable accommodation comprises:-

Entrance Porch

4'08" x 4'00"

Front door leading into the entrance porch with tiled flooring and a door to:

Hallway

16'06" x 4'07" extending to 3'02" x 12'04"

'L' shaped hallway with loft access, a fitted double storage cupboard housing the immersion heater, a double fitted cupboard with sliding doors and doors to:

Kitchen

11'00" x 10'11"

Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, four ring electric 'Lamona' hob with extractor hood over, double electric oven, space and plumbing for a freestanding washing machine, built in larder cupboard, space for a freestanding fridge/freezer, tiled flooring and partly tiled walls.

Reception Room

12'09" x 19'10"

Sizeable and light and airy reception room benefiting from two sets of sliding patio doors to side and rear aspects, and fitted with a feature fireplace surround and rustic wooden mantle with space for a gas or electric fire and TV aerial.

Lobby

4'00" x 7'07"

Opening through to the:

Sitting Room

20'07" x 19'07"

Beautifully light and airy extended living accommodation offering space for a log burning stove set in a featured surround, double aspect windows and sliding patio doors out to the garden.

Bedroom 1

14'03" x 11'10"

Remarkably spacious bedroom with a TV aerial and sliding door to:

En-suite Shower Room

3'11" x 7'06"

Fitted with a three piece suite comprising a shower enclosure with electric 'Triton' shower over, hand wash basin with mixer tap and WC with cistern lever, tiled flooring, partly tiled walls and an 'Xpelar' extractor fan.

Bedroom 2

11'00" x 9'10"

Double bedroom with fitted wardrobes with sliding mirrored doors.

Bedroom 3

9'10" x 11'11"

Double bedroom with a TV aerial.

Bathroom

10'00" x 6'00"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap and shower attachment, pedestal hand wash basin with mixer tap and WC with dual flush button, tiled flooring and partly tiled walls.

Driveway

Expansive paved driveway providing off road parking for multiple vehicles.

Double Garage

18'06" x 20'02"

With a double width up and over door, power and lighting.

Garden & Land

To the rear of the property you will find a garden area laid with shingle for ease of maintenance with timber fencing to the boundaries, and a large paved patio area leading out onto the land.

The land with the property measures approximately 1.5 acres (STS), and is laid to lawn with complete established boundaries. You will find further private access to the land from both Harding Close and Marine Avenue West, if required. In one part of the land, you will find an array trees, including apple trees. This plot really is one of a kind and offers endless possibilities for any prospective buyer, with animals, children, the vision to extend or erect stables/outbuildings.

Tenure

Freehold.

Viewing arrangements

Viewing by Appointment through Choice Properties, Sutton -On- Sea - Tel 01507 443777.

Opening hours

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

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

Making an offer

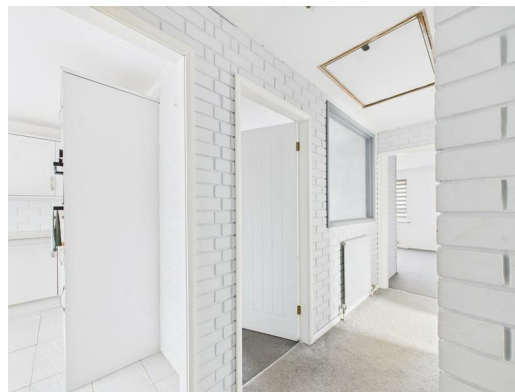
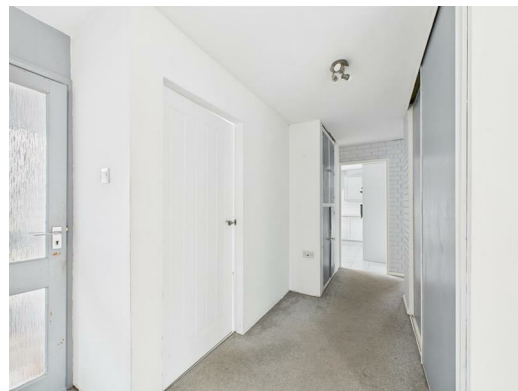
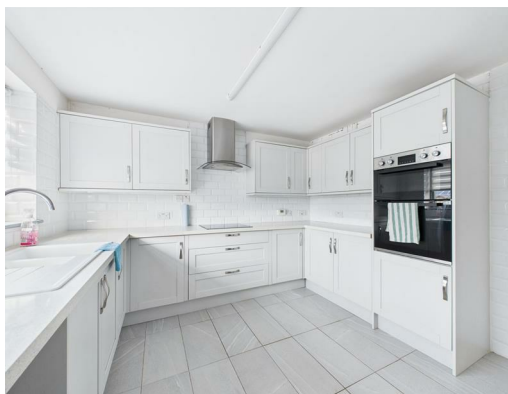
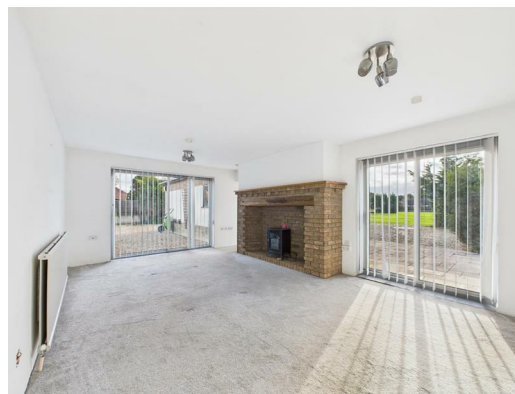
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current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

1916 ft²

Reduced headroom

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

From our 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 and take your first left onto Bucknalls Meadows. Number 1 can be found on your left hand side of the cul-de-sac.

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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

