CHOICE PROPERTIES
Estate Agents

30 Long Acre, Mablethorpe, LN12 1JF

Reduced To £179,950

It is a pleasure for Choice Properties to introduce to the market this beautifully maintained three bedroom (one en-suite) semi-detached dormer bungalow, situated only a short distance from both the local amenities and golden sandy beaches on offer in Mablethorpe. Early viewing is advised.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel: (01507) 472016 Email: mablethorpe@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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Benefiting from a mains gas central heating system and uPVC double glazing throughout, the beautifully presented accommodation:-

Entrance Hall
14'04" x 5'06"
Double opening front 'French' doors leading into the Entrance Hall with wall lighting and doors to:

Entry Lobby
3'00" x 2'03"

Hallway
10'04" x 2'07"
uPVC door leading into the 'L' shaped hallway with inset spot lighting and doors to:

Reception Room
16'07" x 9'10"
Featuring a bay window to front aspect, laminate flooring, 'Mitsubishi' air conditioning, a TV aerial and an electric feature fireplace. Please note that behind the feature fire, there is a fully functioning multi-fuel stove.

Kitchen
13'10" x 8'01"
Fitted with a range of stylish wall and base units with worktop over, one bowl resin sink with drainer and mixer tap, space for a freestanding 'Range' cooker with stainless steel double width extractor hood over, space for a freestanding fridge/freezer, partly tiled walls, inset spot lighting and the kitchen also houses the wall mounted 'Ideal' combination boiler; supplying both the central heating and hot water systems.

Rear Lobby
2'09" x 3'06"
Housing the wall mounted consumer unit with stairs to the first floor and a door to the:

Sun Room
8'03" x 10'09"
Benefiting from double aspect windows and featuring a uPVC door to the garden, wall lighting, a polycarbonate roof, radiator and utility area with space for a freestanding tumble dryer and space and plumbing for a washing machine.

Bedroom 1
17'09" x 7'02"
Spacious double bedroom with laminate flooring and an under stair storage cupboard.

Bedroom 2
11'10" x 8'02"
Double bedroom with laminate flooring and a bay window to front aspect.

Shower Room
7'00" x 5'01"
Fitted with a three piece suite comprising a large shower enclosure with sliding door and electric 'Triton T80' shower over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, mermaid boarded walls, heated towel rail and an extractor fan.

Bedroom 3
14'02" x 10'04"
Spacious double bedroom with an array of fitted eaves storage space and a door to the:

En-suite Bathroom
8'00" x 6'01"
Fitted with a three piece suite comprising a cladded bath tub with mixer tap and shower attachment, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, heated towel rail and partly tiled walls.

Store Room
20'11" x 4'07"
Providing ample storage space with a rear door to the garden.

Driveway
Block paved driveway providing off road parking.

Garden
To the rear of the property you will find a well tended and easy to maintain garden which is block paved, laid with artificial grass and privately enclosed with timber fencing to the boundaries. The rear garden benefits from a range of seating areas, perfect for outdoor dining and entertaining, a variety of planter beds and a useful timber summerhouse, with double opening front doors.

Tenure
Freehold.

Viewing arrangements
By appointment through Choice Properties on 01507 472016.

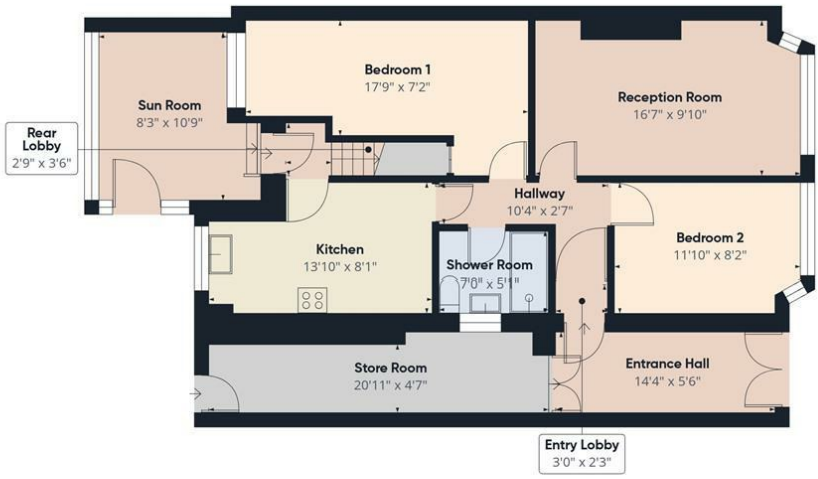
Opening hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

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 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

Floor 1

Approximate total area(1)

1112 ft²

Reduced headroom

6 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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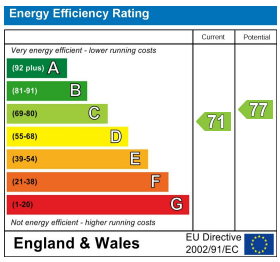
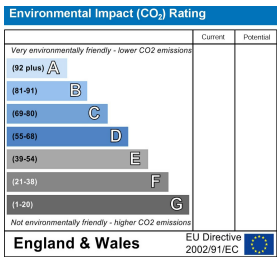
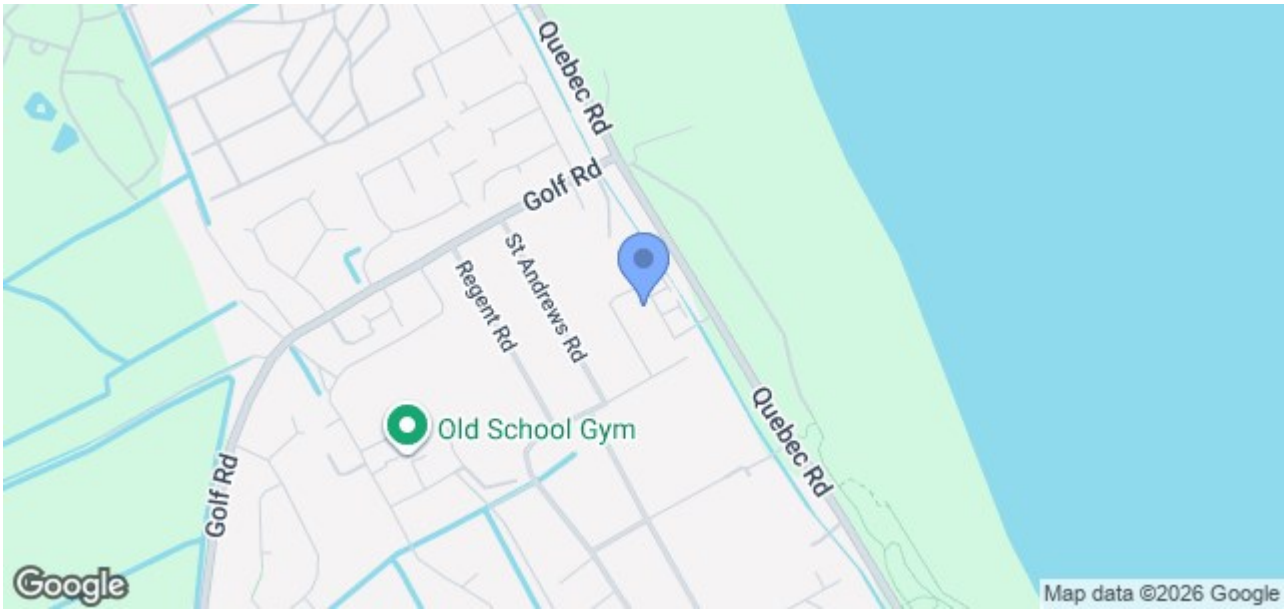
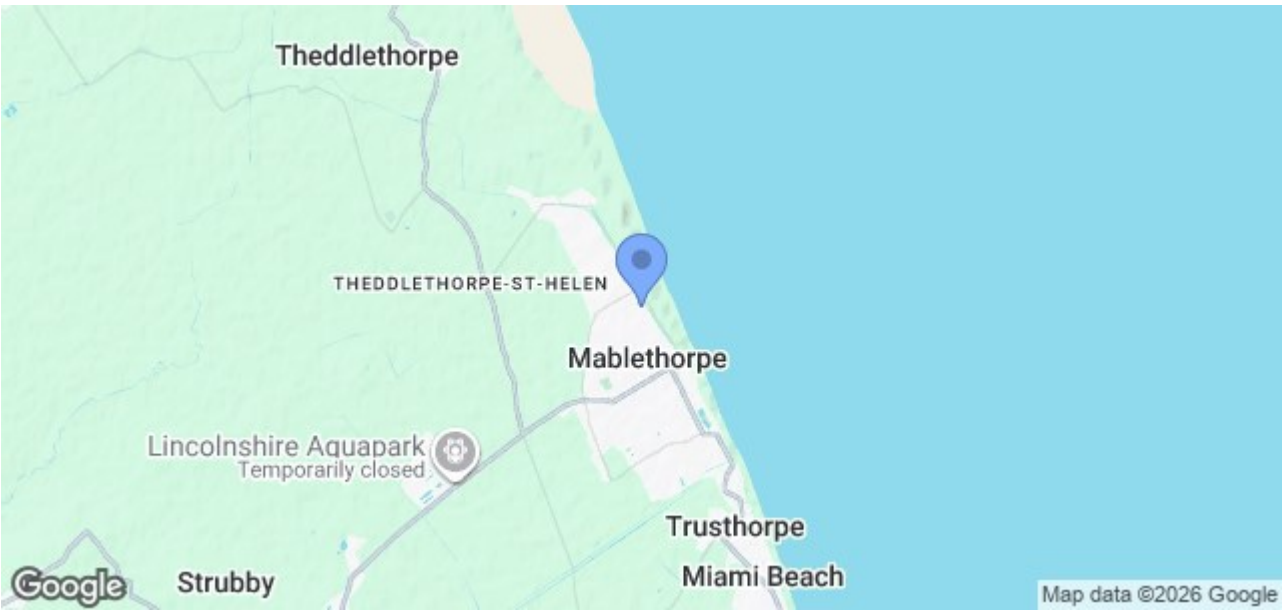
Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street and take your first right onto Wellington Road, then follow along to the bottom of this road. At the junction turn right onto Byron Road and then take your first left onto Long Acre. Continue down this road and follow the bend round at the bottom. Number 30 can be found on your right hand side.