



# CHOICE PROPERTIES

*Estate Agents*

3 Somersby Avenue,  
Mablethorpe, LN12 1HH

Reduced To £200,000



Choice Properties offer for sale this most spacious five bedroom detached dormer bungalow, conveniently located only a short walk from both the local amenities and award winning golden sandy beaches of Mablethorpe. Offered with no onward chain, the property further features a sizable rear garden, as well as ample off road parking. Early viewing is advised to appreciate the size and space on offer.

The generously proportioned accommodation comprises:-

### **Hallway**

9'07" x 14'07"

uPVC front door leading into the hallway with a built in under-stair storage cupboard, stairs to the first floor and doors to:

### **Reception Room**

12'11" x 13'00"

Light and airy reception room; benefiting from double aspect windows, including a bow window to front aspect and fitted with an electric feature fireplace, set in a feature surround with a wooden mantle and a TV aerial.

### **Dining Area**

9'09" x 10'00"

Providing ample space for a dining table and a door to:

### **Kitchen**

6'06" x 8'10"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker, space for a freestanding fridge/freezer, plumbing for a washing machine, partly tiled walls and a rear uPVC door.

### **Bedroom 1**

11'00" x 11'11"

Spacious double bedroom, benefiting from double aspect windows including a bow window to front aspect.

### **Bedroom 4**

10'05" x 8'04"

Double bedroom.

### **Bedroom 5**

8'00" x 8'05"

Double bedroom.

### **Shower Room**

6'08" x 5'10"

Set out in a wet room design with an electric shower over, pedestal hand wash basin with mixer tap and WC with dual flush button, partly tiled; part mermaid boarded walls and an extractor fan.

### **Landing**

2'03" x 4'07"

With doors to:

### **Bedroom 2**

17'01" x 11'00"

Spacious double bedroom with laminate flooring, a 'Velux' style window and access to the eaves for storage.

### **Bedroom 3**

10'02" x 11'04"

Spacious double bedroom with laminate flooring.

### **Driveway**

Expansive paved driveway providing off road parking for multiple vehicles.

## **Garden**

To the rear of the property you will find a sizeable and privately enclosed garden, mostly laid to lawn with timber fencing to the boundaries. The rear garden additionally benefits from beds laid with shingle to the boundaries, an array of raised planter beds as well as a useful timber shed.

## **Tenure**

Freehold.

## **Viewing arrangements**

Viewing by Appointment through Choice Properties Mablethorpe on 01507 472016

## **Opening hours**

9am - 5pm Monday to Friday

9am - 3pm Saturday

## **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,

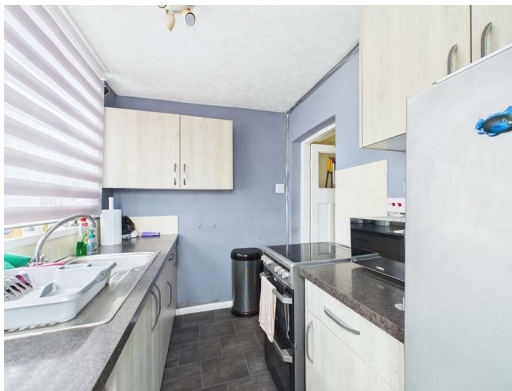
LN9 6PH

Tel. No. 01507 601 111

Website: [www.e-lindsey.gov.uk](http://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.







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1125 ft<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>

(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 to the traffic lights, turn left onto the High Street then right onto Wellington Road. Take your first right onto Tennyson Road then left onto Somersby Avenue, number 3 can be found on your left hand side.

