



CHOICE PROPERTIES

Estate Agents

104 Church Lane,
Mablethorpe, LN12 2NU

Price £259,950



It is a pleasure for Choice Properties to bring to the market this generously proportioned two bedroom and beautifully maintained detached bungalow, situated on the popular, Church Lane, within close proximity to both the beaches and local amenities on offer in Mablethorpe. Boasting an interior that has undergone a number of renovations, enclosed driveway, garage and remarkably large garden to the rear, early viewing is most certainly advised to appreciate this stylish home that is on offer.

The abundantly light and bright accommodation benefits from a mains gas central heating system, uPVC double glazing throughout and comprises:-

Entrance Hall

4'04" x 15'01"

Front composite door leading into the entrance hall fitted with laminate flooring, access to the loft and doors/openings to:

Reception Room

15'10" x 10'03"

Light and airy reception room benefiting from dual aspect windows and fitted with a panoramic double sided log burning stove, TV aerial and laminate flooring.

Kitchen

11'03" x 10'04"

Fitted with a range of stylish wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring hob with extractor hood over, integrated 'Beko' oven, integrated microwave, breakfast bar area, integrated fridge, integrated dishwasher, laminate flooring, partly tiled walls, side uPVC door and the kitchen features the other side of the panoramic double sided log burning stove, with a rustic wooden mantle.

Bedroom 1

11'11" x 10'04"

Spacious double bedroom.

Bedroom 2

11'09" x 10'04"

Double bedroom with double opening 'French' doors to the rear garden.

Bathroom

9'00" x 5'04"

Fitted with a three piece suite comprising a bath tub with mixer tap and mains fed double shower head over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, extractor fan, laminate flooring and a heated towel rail.

Driveway

Paved driveway providing enclosed and secure off road parking, with double opening timber gates. The front of the property also provides an area laid with shingle for ease of maintenance and doubles up as additional parking for a motorhome or caravan if required.

Garage

18'00" x 8'10"

Fitted with an up and over door, power and lighting, space and plumbing for a washing machine, side pedestrian door and the garage also houses the wall mounted consumer unit.

Garden

The bungalow presents a remarkably sizeable plot and to the rear of the property, you will find a privately enclosed garden, mostly laid to lawn with timber fencing to the boundaries. The rear garden further benefits from a paved patio seating area, perfect for a hot tub, or simply enjoying the sunshine or outdoor dining/entertaining, a greenhouse and a vast range of well established trees and shrubs.

Garden Room

6'07" x 6'08"

Ideal as a home study or work from home place, or to be simply used as a well built and maintained summer house.

Tenure

Freehold.

Viewing arrangements

Viewing by appointment through Choice Properties on 01507 472016.

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 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

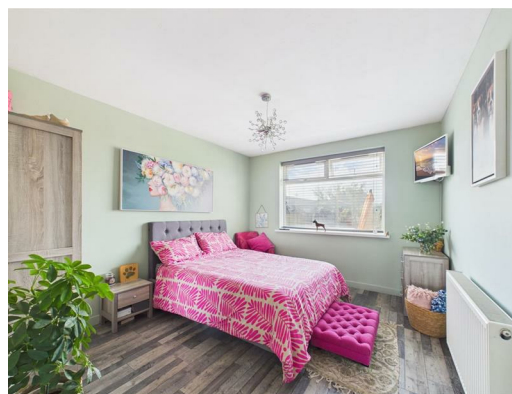
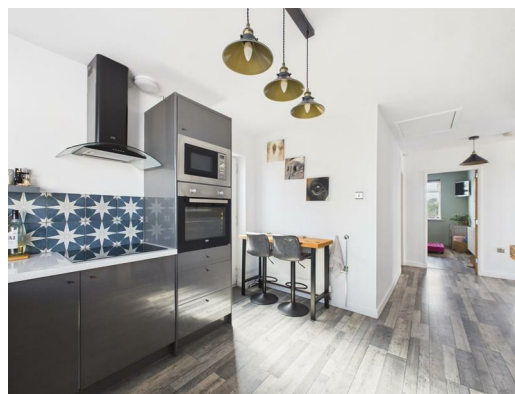
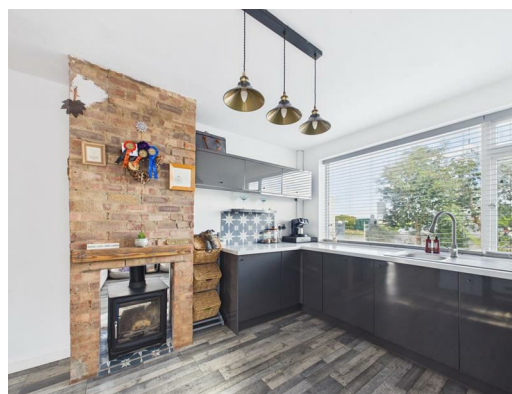
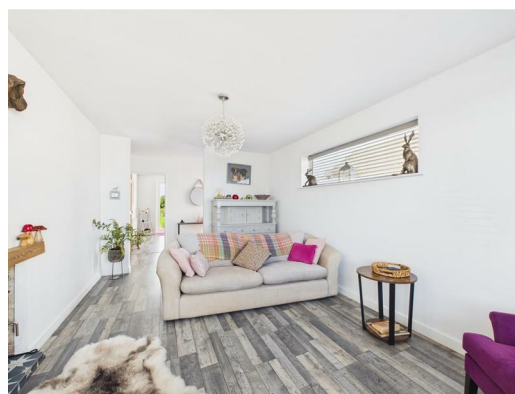
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH

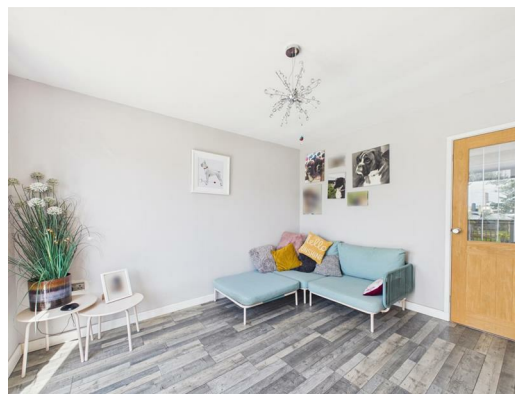
Tel. No. 01507 601 111

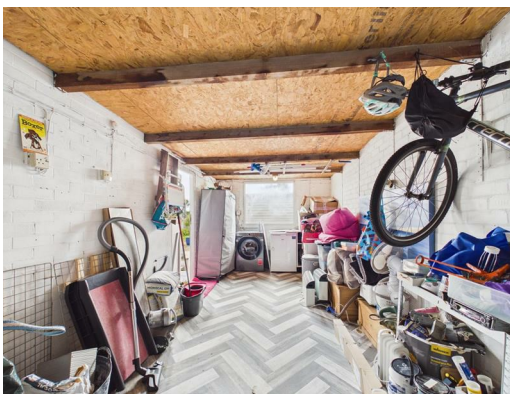
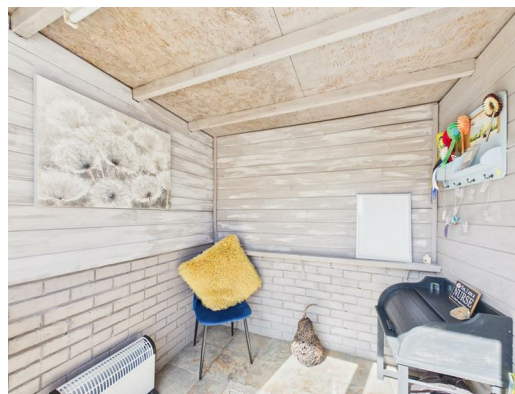
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - 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 Building 1



Floor 0 Building 2

Approximate total area^m
888 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street, carry on past the CO-OP supermarket, past the Police Station and turn left opposite the Primary School onto Church Road. Take your second left onto Church Lane and number 104 can be found towards the end of this road on your right hand side.

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		81	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	48		(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

