CHOICE PROPERTIES

Estate Agents

Kemah Saltfleet Road, Mablethorpe, LN12 1NS

Reduced To £239,950



Choice properties are delighted to offer for sale this beautifully presented three bedroom detached bungalow, nestled away in Theddlethorpe with stunning views across open fields to the rear. This well laid out accommodation further benefits from generously sized gardens to the front and rear and spacious driveway providing parking for multiple vehicles including a caravan/motorhome. Early viewing is highly advised!

Offering generously proportioned rooms throughout, the abundantly light and well presented accommodation comprises:-

Front door entrance to:

Hallway
3'11" x 20'6"
Loft access. Radiator, access to:

Reception Room
16'1" x 11'10"
Abundantly light reception room wit uPVC double glazed window to the front aspect. Log burner set into featured surround with wooden mantle. TV Aerial point. Telephone point. Radiator. Door leading to:-

Kitchen
9'10" x 14'5"
Fitted with a range of wall and base units with complimentary work surfaces over. One and a half bowl sink unit. Cooker point with stainless steel extractor hood over. Space for an American style fridge freezer. Plumbing for a washing machine. Partly tiled walls. Dual aspect uPVC double glazed windows. Sliding patio doors into:-

Sun room
6'8" x 16'5"
With uPVC double glazed triple aspect windows. Solid roof. Patio doors to front and rear aspects leading into the garden.

Bedroom 1
11'11" x 11'11"
Double bedroom with uPVC double glazed window. Radiator.

Bedroom 2
9'10" x 11'11"
Double bedroom with uPVC double glazed dual aspect windows. Radiator.

Bedroom 3
9'9" x 7'10"
Double bedroom with uPVC double glazed window. Radiator.

Shower room
5'11" x 7'10"
Fitted with a three piece suite comprising shower cubicle with mains shower over. Pedestal wash hand basin. W.c. Part tiled walls. Radiator. Obscure uPVC double glazed window.

Driveway
With double opening entrance gates. Gravelled driveway providing off road parking for multiple vehicles including a caravan/motorhome.

Garage

Garden
To the rear of the property you will find a generously sized and privately enclosed garden, with timer fencing to the boundaries and overlooking stunning open field views to the rear. The garden mostly laid to lawn and features plants and shrubs to the borders. There is a paved patio seating area which is perfect for relaxing in the sun or outdoor dining.

Tenure
Freehold.

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.

Viewing arrangements
Viewing by appointment through Choice Properties on 01507 472016

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.

Opening hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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)

915 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 are based on RICS IPMS 3C standard.

GIRAFFE360

Directions

Upon leaving the Mablethorpe office head North towards the traffic lights and turn right onto the High Street, at the pullover turn left onto Quebec road. Travel along Quebec road and follow the road onto Kent Avenue, at the cross roads turn right onto Mablethorpe Road (A1031). Continue along this road into Theddlethorpe. Kemah can be found on your right hand side.







