



# CHOICE PROPERTIES

*Estate Agents*

67 Marian Avenue,  
Mablethorpe, LN12 2DZ

Reduced To £269,950



Choice Properties are delighted to bring to the market this spacious three bedroom detached bungalow with a sun room, spacious driveway, garage and attractive gardens front and back. This fantastic property is located in a quiet, peaceful location and early viewing is advised.

The abundantly light and bright accommodation comprises:

### **Entry**

3'11" x 2'00"

Door leading to:-

### **Hallway**

4'09" x 3'11" extending to 19'00" x 4'08"

Loft access, radiator, doors leading to:-

### **Kitchen**

9'08" x 8'03"

Fitted with a range of wall and base units, gas hob , inset one and half bowl sink with mixer tap and drainer, space for appliances, double glazed window to rear aspect.

### **Reception Room**

15'10" x 11'04"

Light and airy reception room, feature electric fireplace, radiator, door leading to:-

### **Bathroom**

8'05" x 6'08"

Four piece suite comprising low level w.c, vanity unit hand basin with mixer tap, panelled bath with mixer tap, shower cubicle, tiled walls, tiled floor, radiator.

### **Bedroom 1**

12'05" x 9'07"

Spacious double bedroom, fitted wardrobes, radiator, double glazed window to front aspect.

### **Bedroom 2**

12'05" x 8'11"

Double bedroom , fitted wardrobes, radiator, double glazed window to front aspect.

### **Bedroom 3**

7'07" x 8'10"

Double bedroom with fitted wardrobes, radiator.

### **Sun Room**

8'00" x 16'01"

With power and lighting, radiator, uPVC door leading to:

### **Summer House**

9'11" x 7'06"

With double opening timber doors. The summerhouse is currently set out as a bar. These items will be removed from the property, but could be purchased during the sale at an additional cost.

### **Driveway**

Paved driveway providing off road parking.

### **Garage**

With a new electric roller door, power and lighting.

### **Gardens**

The property is fronted by a lawned garden edged by attractive shrubbery. To the rear of the property you will find a well tended lawned garden with a further paved patio area. A summerhouse is also included in the sale and this garden benefits from a beautiful view.

## **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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

## **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.

## **Viewing arrangements**

By appointment through Choice Properties on 01507 472016.

## **Opening hours**

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

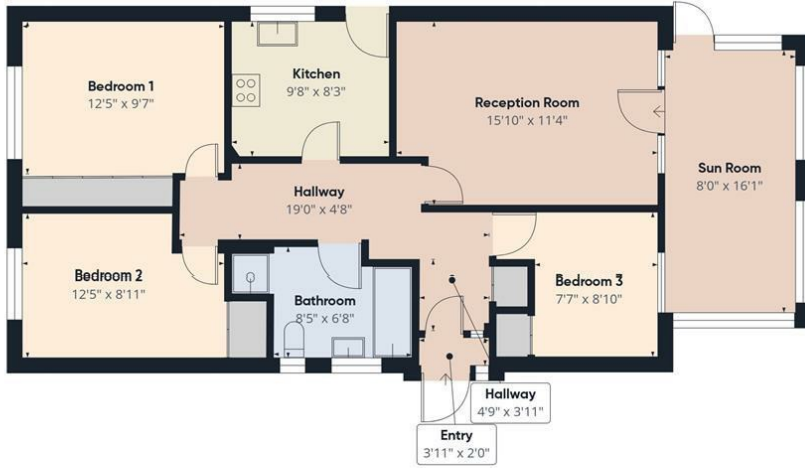
Saturday 9.00 a.m. to 3.00 p.m.

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Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>  
960 ft<sup>2</sup>

(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.

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