



CHOICE PROPERTIES

Estate Agents

151 Golf Road,

Mablethorpe, LN12 1EZ

Offers In The Region Of £185,000



Choice Properties are delighted to bring to the market this semi detached two bedroom bungalow occupying a pleasant residential position on the outskirts of Mablethorpe. Further benefitting from open views over farm land to the front, early viewing is advised.

The property has the benefit of Gas central heating and UPVC Double Glazed windows and doors. Internally the accommodation consists of:-

Entrance Porch/Utility

10'11"x2'9"

Plumbing for washing machine and tumble dryer. Door to:

Hallway

3'9"x2'8"

Access to the loft area.

Kitchen

13'9"x6'0"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Electric cooker point with stainless steel extractor hood over. Space for free standing fridge/freezer. Tiled floor. Telephone point. Wall mounted gas Ideal boiler which supplies the central heating. Radiator.

Reception Room

16'0"x12'3"

Bow window. 'Living flame' gas fire set in with marble hearth. Radiator. T.V. aerial point. Centre lighting.

Sun Room

7'10"x15'0"

With polycarbonate roof. Radiator. Tiled floor. Panelled walls. Door leading out to the rear garden.

Bedroom 1

14'9"x9'0"

Double bedroom. Radiator. Fitted cupboard.

Bedroom 2

10'6"x9'4"

Double bedroom. Radiator. Door leading through to:

Shower Room

5'11"x6'0"

Fitted with a three piece suite comprising shower cubicle, pedestal wash hand basin and w.c. Part tiled and part panelled walls. Heated towel rail. Extractor fan.

Driveway

To the front/Side of the property is a spacious driveway with gated Carport.

Garage

With door to front aspect, power and lighting. Pedestrian door to the side aspect.

Garden

To the front of property is a gravelled garden with gated access to the side which leads through to the privately enclosed rear garden which has been laid to artificial turf and feature planting. Timber shed.

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 - A

Viewing Arrangement

By appointment through Choice Properties on 01507 472016.

Opening Hours

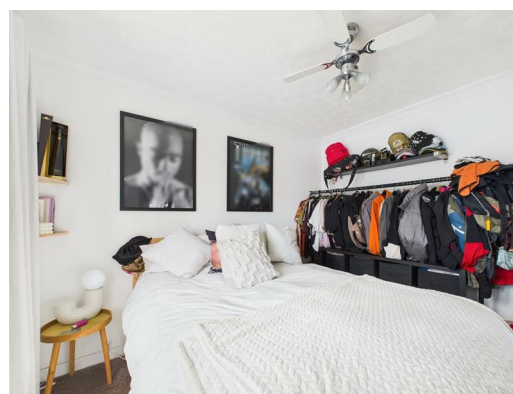
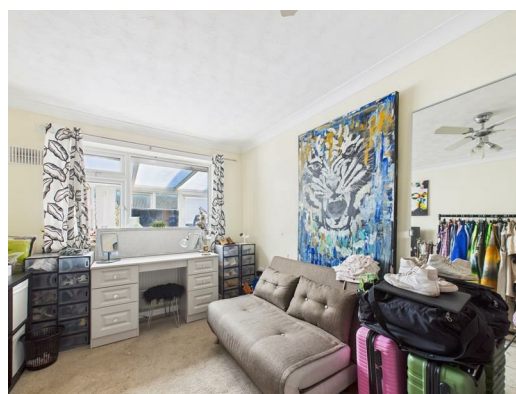
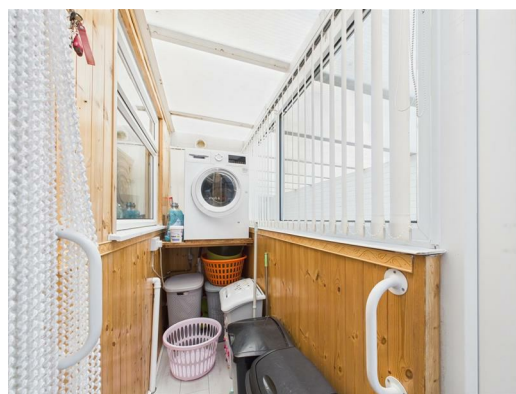
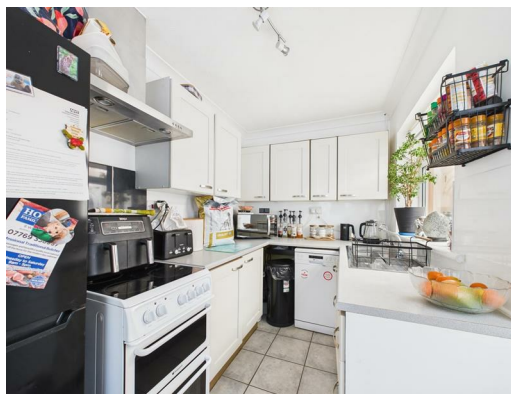
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

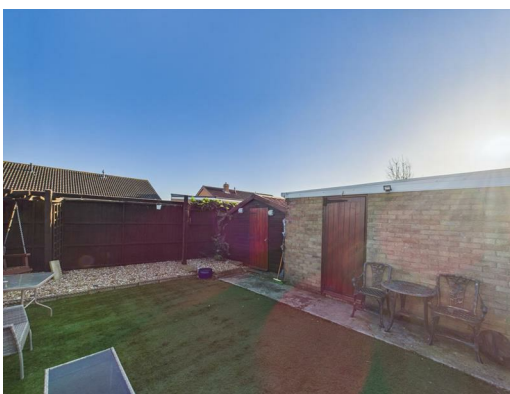
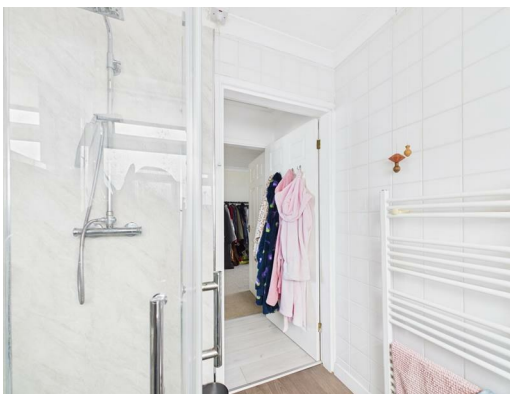
Making an offer

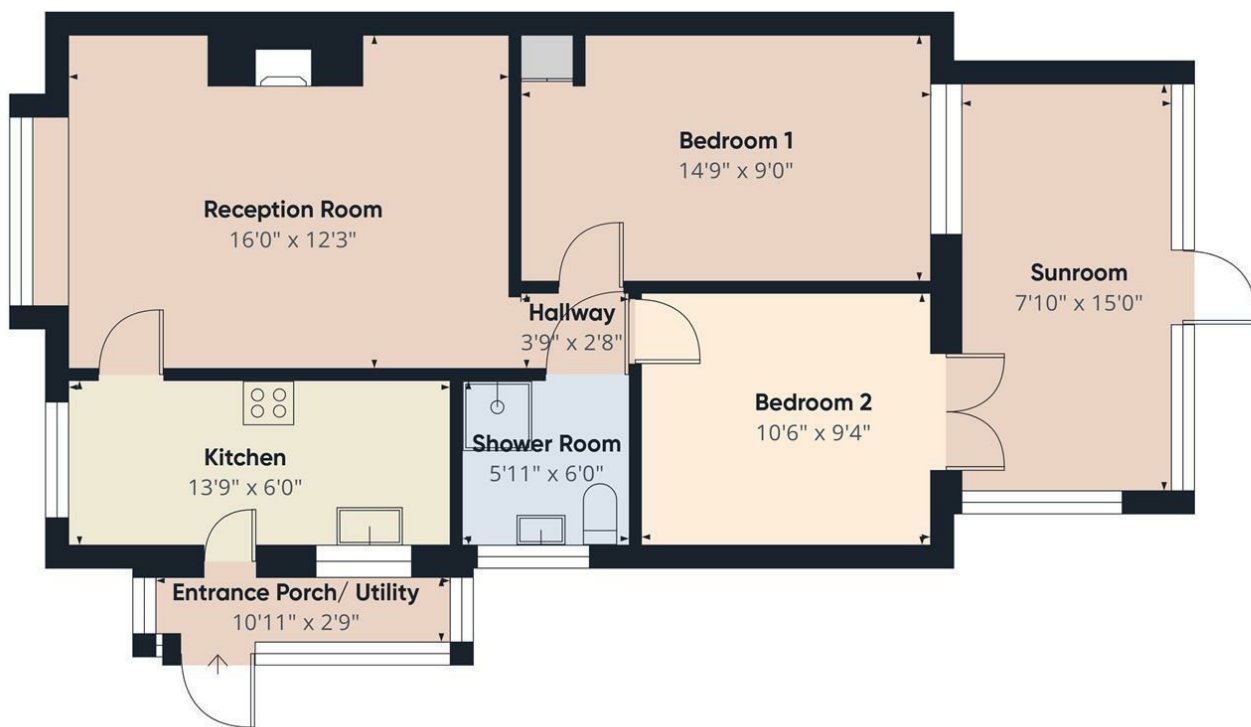
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

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⁾
706 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 office head north along Victoria Road to the traffic lights. At the traffic lights turn left onto the High Street. Follow along onto Alford Road and Golf Road can be found to your right. Number 151 Golf Road is situated about halfway along 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		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	69		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

