



# CHOICE PROPERTIES

## *Estate Agents*

27 Wellington Road,  
Mablethorpe, LN12 1HR

Offers In Excess Of £180,000



Choice Properties are pleased to present for sale this generously proportioned and well presented three bedroom detached dormer bungalow. Boasting two bathrooms, a sizeable reception room and the added bonus of a utility room, the property is situated only a short walk from both the beaches and local amenities of Mablethorpe. Early viewing is advised.

Benefiting from a mains gas central heating system and uPVC double glazing throughout, the well maintained accommodation comprises:-

### **Entrance Hall**

Front uPVC door leading into the entrance hall with tiled flooring, stairs to the first floor and the entrance hall also houses the wall mounted consumer unit.

### **Reception Room**

Light and airy reception room benefiting from dual aspect windows and fitted with a telephone point.

### **Inner Hallway**

With tiled flooring, the wall mounted thermostat and doors to:

### **Kitchen**

Fitted with a range of wall and base units with worktop over, one bowl ceramic sink with drainer and mixer tap, four ring gas hob with extractor hood over, space for a freestanding cooker, space for a freestanding fridge/freezer, space and plumbing for a washing machine, tiled flooring, tiled walls, side uPVC door and the kitchen also houses the wall mounted 'Ideal Logic +' combination boiler; supplying both the central heating and hot water systems.

### **Utility Area**

Providing space and plumbing for a washing machine with mermaid boarded walls.

### **Bedroom 2**

Double bedroom with wall lighting.

### **Bedroom 3**

Double bedroom with wall lighting.

### **Shower Room**

Set out in a wet room design with electric 'Mira Sprint' shower, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, mermaid boarded walls, extractor vent and a heated towel rail.

### **Landing**

With doors to:

### **Bedroom 1**

Spacious double bedroom with access to the eaves for storage.

### **Bathroom/Utility Area**

Fitted with a panelled bath tub with mixer tap, WC with dual flush button, partly tiled walls, base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, a TV aerial and access to the eaves for storage.

### **Driveway**

Providing ample off road parking for several vehicles.

### **Gardens**

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries, which is paved for ease of maintenance.

### **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.

### **Viewing arrangements**

By appointment through Choice Properties on 01507 472016.

### **Opening Hours**

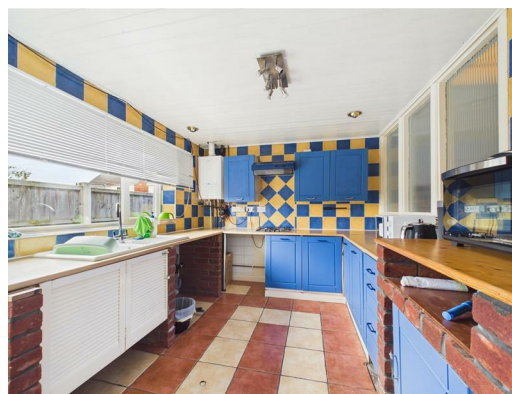
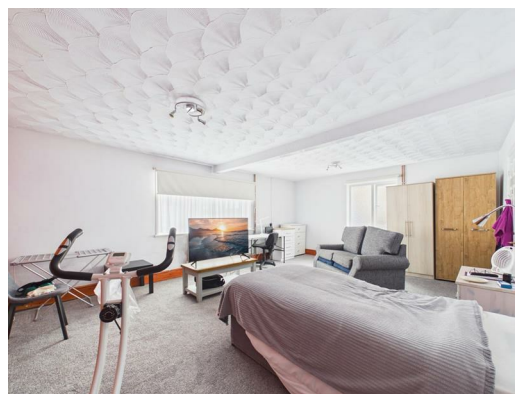
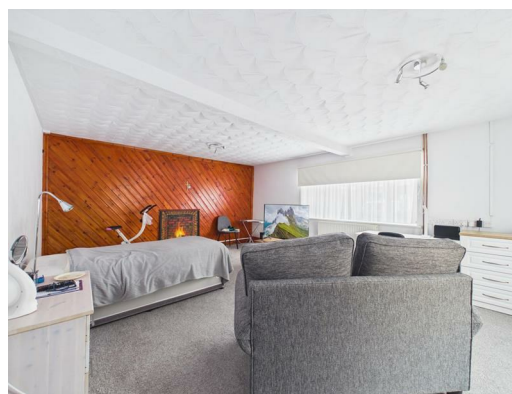
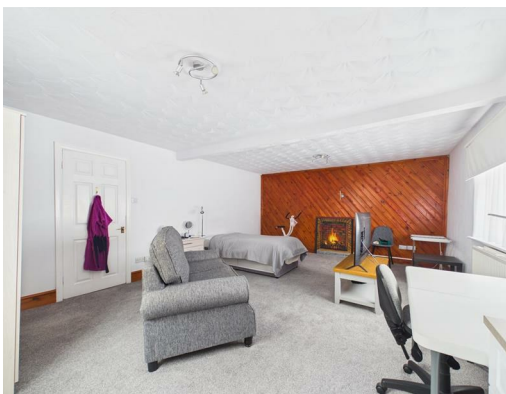
Monday - Friday: 9am - 5pm  
Saturday: 9am - 3pm

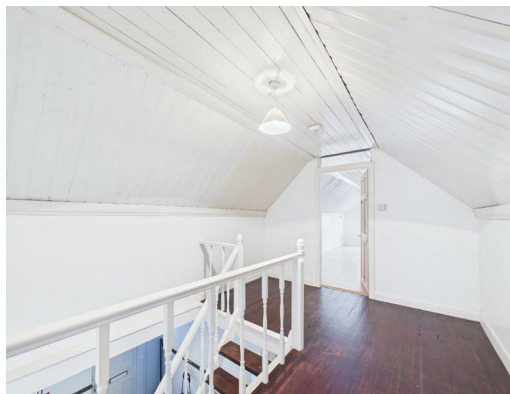
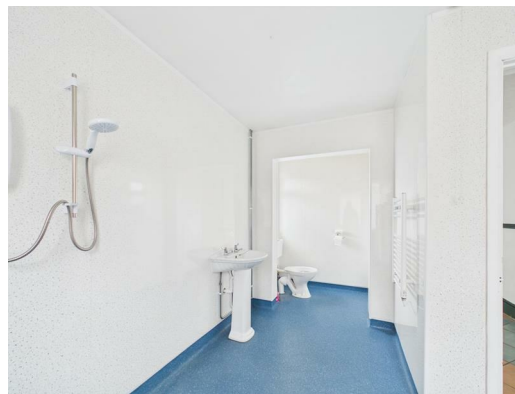
### **Making An Offer**

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<sup>(1)</sup>

1383 ft<sup>2</sup>

Reduced headroom

84 ft<sup>2</sup>

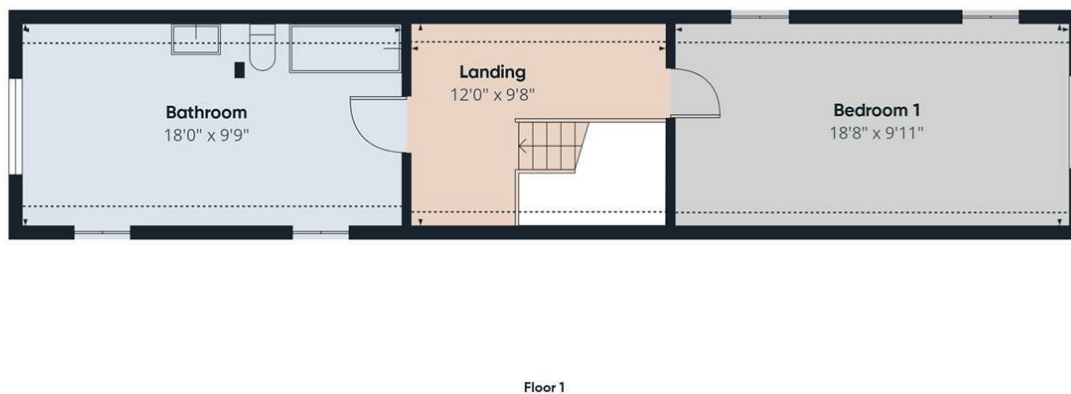
(1) Excluding balconies and terraces

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 office head north along Victoria Road and at the end of the road, turn left. Then take your first right on to Wellington Road and the property can be found on your left hand side.

