



# CHOICE PROPERTIES

*Estate Agents*

Beau Rivage Furlongs Road,  
Mablethorpe, LN12 2JL

Reduced To £180,000



It is a pleasure for Choice Properties to introduce to the market this spacious three bedroom detached bungalow of timber framed construction. The property is situated in a quiet residential cul-de-sac location within close reach of both the local amenities and beaches of Sutton on Sea.

Fitted with a gas combination boiler and benefiting from uPVC double glazing throughout, the spacious accommodation comprises:-

**Front entrance door to:**

**Hallway**

Radiator. Access to the loft area.

**Lounge**

2 radiators. Double opening patio doors leading out to the garden.

**Kitchen**

Fitted wall and base units with work surfaces over. Double ceramic sink and drainer with mixer taps. Integrated electric oven and gas hob. Plumbing for washing machine. Cupboard housing the gas combination boiler which supplies the central heating and hot water.

**Bedroom 1**

Radiator. Door to:

**En suite w.c.**

W.C. and wash hand basin. Extractor fan.

**Bedroom 2**

Radiator. Fitted storage cupboard.

**Bedroom 3**

Radiator.

**Bathroom**

With three piece white bathroom suite which consists of a panelled bath, wash hand basin and w.c.

**Driveway**

**Gardens**

Enclosed front garden with feature planting. Side/rear garden is paved and enclosed.

**Tenure**

Freehold

**Council Tax**

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 B.

**Viewing arrangements**

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

## **Opening Hours**

Monday - Friday: 9:00am - 5:00pm

Saturday: 9.00am - 3.00pm

## **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.

## **ADDITIONAL NOTES**

Please note that we believe this property to be of non-standard timber framed construction.

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>m</sup>  
854 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.

GIRAFFE360



# Directions

From our Sutton on Sea office head left along the High Street towards the beach then turn right onto York Road continue past The Broadway and Furlongs Road is on your right hand side. (small private road).

| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  | 71      | 79        |
| EU Directive 2002/91/EC                     |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A   |  |         |           |
| (81-91) B   |  |         |           |
| (69-80) C   |  |         |           |
| (55-68) D   |  |         |           |
| (39-54) E   |  |         |           |
| (21-38) F   |  |         |           |
| (1-20) G  |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales   |  |         |           |
| EU Directive 2002/91/EC   |  |         |           |

