



CHOICE PROPERTIES

Estate Agents

12 Marlborough Drive,
Mablethorpe, LN12 2BA

Price £265,000



Choice Properties are pleased to offer for sale this most spacious two bedroom detached bungalow, situated in a sought after, quiet and residential position, backing onto a Nature Reserve. The property offers sizeable interior accommodation, expansive driveway, garage and beautifully maintained gardens to the rear. Early viewing is most certainly advised to appreciate what is on offer.

The generously proportioned and abundantly light and bright accommodation benefits from a mains gas central heating system, uPVC double glazing throughout and comprises:-

Entrance Porch

2'08" x 3'10"

Front uPVC door leading into the entrance porch with an internal door to:

Hallway

12'02" x 3'10" extending to 2'07" x 8'09"

With a built in storage cupboard, built in airing cupboard; housing the hot water cylinder, loft access and doors to:

Reception Room

11'10" x 14'04"

Light and airy reception room benefiting from a bow window to front aspect and fitted with an electric feature fireplace with wooden surround and mantle, TV aerial and telephone point.

Kitchen

8'11" x 14'04"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker with stainless steel extractor hood over, space for an under-counter fridge, space for a freestanding 'American' style fridge/freezer, space and plumbing for a washing machine, partly tiled walls, side uPVC door and the kitchen also houses the wall mounted consumer unit as well as the wall mounted 'Worcester' condensing boiler.

Bedroom 1

10'11" x 17'01"

Previously two bedrooms having been knocked through into one remarkably spacious double bedroom with a TV aerial and benefiting from dual aspect windows.

Bedroom 2

9'09" x 12'00"

Double bedroom with a TV aerial and built in double wardrobe. Sliding patio doors to:

Sun Room

10'02" x 8'08"

Benefiting from triple aspect windows, double opening 'French' doors to the garden, inset spot lighting and a radiator.

Shower Room

5'05" x 8'06"

Fitted with a three piece suite comprising a corner shower enclosure with sliding door and mains fed double shower head over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, tiled flooring, tiled walls and a heated towel rail.

Driveway

Paved driveway providing off road parking for several vehicles.

Garage

9'00" x 17'02"

Detached garage with an up and over door, side pedestrian door, rear window and power and lighting.

Garden

To the rear of the property you will find a privately enclosed garden laid to lawn with sizeable planter beds and timber fencing to the boundaries. The rear garden additionally benefits from a paved patio seating area; perfect for outside dining/entertaining as well as a greenhouse and two sizeable and useful timber sheds. The property and rear garden backs onto a nature reserve, making this a peaceful and idyllic place to relax.

Tenure

Freehold.

Viewing arrangements

Viewing 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.

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.

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

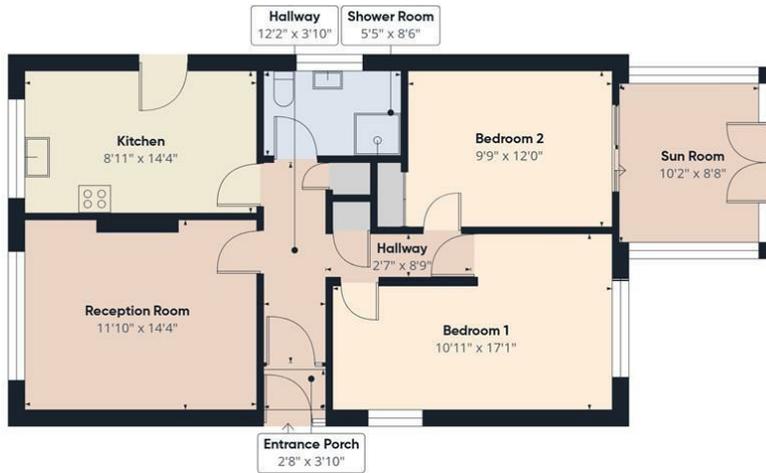
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - C.

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.









Floor 0 Building 1



Floor 0 Building 2

Approximate total area^m
979 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 Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street, carry on past the CO-OP supermarket, past the Police Station and turn left opposite the Primary School onto Church Road. Take your first left onto Cheltenham Way and Marlborough Drive is located immediately to your left. Number 12 can be found halfway down on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	77
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

