



# CHOICE PROPERTIES

*Estate Agents*

40 Brooke Drive,  
Mablethorpe, LN12 2DA

Offers Invited £375,000



Choice Properties are delighted to offer for sale this impressive detached bungalow with four bedrooms (one en-suite) and two reception rooms. This beautifully presented property offers a flexible layout which would be ideal for anyone who likes to host family and friends or for multi generational living. The wrap around gardens are low maintenance and allow access down to The Grift which makes an ideal fishing spot. Situated in a quiet position at the end of a sought after cul de sac, this property offers more than meets the eye and early viewing is highly recommended.

The stylish and abundantly light and bright accommodation benefits from gas central heating and uPVC double glazing throughout and comprises:

### **Entrance Hall**

4'4"x9'10"

Radiator. Power point. Fitted storage cupboard. Access to loft area. Loft partially boarded.

### **Bedroom 1**

14'7"x8'5"

Radiator. Double power points.

### **Office/Dressing Room**

14'2"x8'4"

Radiator. Double power points. Telephone point. Laminate flooring.

### **En Suite**

5'4"x8'3"

Fitted with a white three piece suite comprising shower cubicle, pedestal wash hand basin and w.c. Fully tiled walls. Heated towel rail. Spot lighting. Extractor fan.

### **Bedroom 2**

10'9"x9'8"

Radiator. Double power point.

### **Bedroom 3**

10'7"x9'4"

Radiator. Double power point.

### **Bedroom 4**

9'1"x9'6"

Radiator. Double power point.

### **Hallway**

4'10"x19'4"

### **Bathroom**

9'3"x5'8"

With three piece white bathroom suite comprising panelled bath with shower/mixer tap, pedestal wash hand basin and w.c. Wet wall panels. Radiator Fitted storage cupboard.

### **Kitchen**

14'11"x8'3"

Fitted wall and base units with work surfaces over. Sink unit and drainer. Electric and gas cooker points. Power points. Spot lighting. Archway leading to;

### **Dining Room**

15'2"x11'11"

Radiator. Power points. Wall and ceiling lights. Double opening 'French' doors to rear garden.

### **Utility room**

7'3"x8'3"

Fitted with wall and base units. Space for washer dryer. Radiator. Door to the side garden.

### **Reception room**

11'1"x19'5"

Radiators. T.V. aerial point. Double power points.

## **Driveway**

A sizeable resin driveway plus paved area in front of the large garage. There is also a pedestrian gate leading to the garden.

## **Garage**

19'5"x14'0"

With up and over door. Side access door.

## **Garden**

The attractive gardens are privately enclosed and partly laid to lawn with a sizeable summer house with power which lends itself to many different uses. There is access to The Grift with a platform which creates a lovely seating/fishing spot. A useful timber shed is also included in the sale. Two sides of the property are concreted which provides additional seating/storage areas.

## **Summer House**

17'5"x8'3"

A spacious building with power lending itself to many different uses, work from home space, gym, hobby room or just somewhere to sit and enjoy the garden.

## **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**

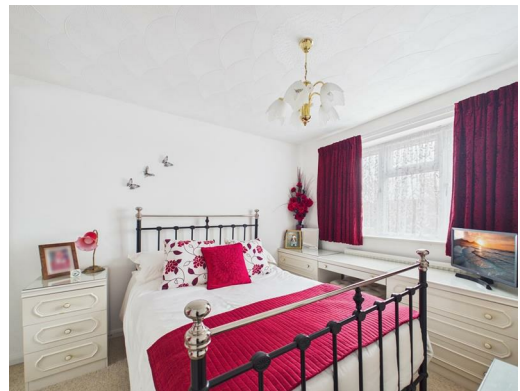
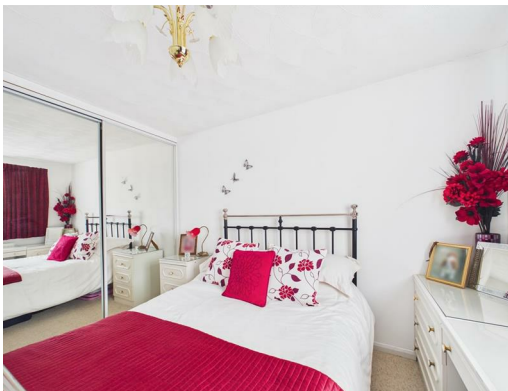
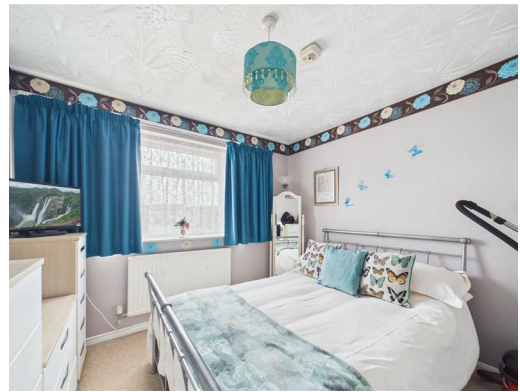
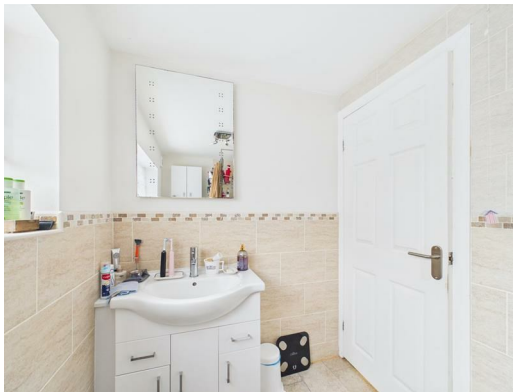
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

## **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.











Floor 0 Building 1

Approximate total area<sup>(1)</sup>  
1440 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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# Directions

From our Mablethorpe office head south along Victoria Road, at the Eagle Hotel turn right onto Seaholme Road, take your first left onto Dymoke Road and then your second left onto Brooke Drive. Turn right and the property can be found at the very end of the road on your left hand side.

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		EU Directive 2002/91/EC	78

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	

