CHOICE PROPERTIES
Estate Agents

4 Ivel Close, Mablethorpe, LN12 1NA

Reduced To £195,000

Choice Properties offer for sale this generously proportioned and beautifully presented two bedroom semi-detached bungalow, located in a quiet residential cul-de-sac position; only a stone's throw from the golden sandy beaches. Having been thoroughly renovated throughout, under the current vendor's ownership, the property boats a sizeable rear garden as well as garage and off road parking. Early viewing is most certainly advised as the property is further offered with no onward chain.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel: (01507) 472016 Email: mablethorpe@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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The abundantly light and bright accommodation has undergone a complete renovation; benefiting from a mains gas central heating system, uPVC double glazing throughout and comprises:-

Hallway
3'01" x 15'08"
Front composite door leading into the hallway, with a built in double storage cupboard, built in airing cupboard; housing the wall mounted combination boiler; supplying both the central heating and hot water systems, loft access and doors to:

Kitchen
7'10" x 11'00"
Fitted with a range of stylish wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring gas hob with extractor hood over, integrated electric oven, space for a slimline dishwasher, space and plumbing for a washing machine, space for a freestanding fridge/freezer, rear uPVC door to the garden, partly tiled walls and the kitchen also houses the wall mounted consumer unit.

Reception Room
11'06" x 18'06"
Light and airy reception room benefiting from bi-folding patio doors to the rear garden and fitted with laminate flooring and a TV aerial.

Bedroom 1
9'04" x 11'05"
Double bedroom with a TV aerial, laminate flooring and fitted wardrobes.

Bedroom 2
9'02" x 8'08"
Double bedroom with laminate flooring.

Shower Room
5'11" x 6'05"
Fitted with a modern three piece suite comprising a large shower enclosure with mains fed double shower head over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, partly tiled walls, a heated towel rail and an extractor fan.

Driveway
Block paved driveway providing off road parking.

Garage
17'02" x 9'00"
With an up and over door, side pedestrian door, power and lighting.

Garden
The property is fronted by a well tended garden, laid to lawn.

To the rear of the property you will find a sizeable and privately enclosed garden, mostly laid to lawn with timber fencing to the boundaries. The rear garden additionally benefits from a pathway through an array of well established shrubbery; leading to a paved seating area, to make the most of the sun across this beautiful south facing garden. A further addition to the rear garden is a large timber summerhouse with a decked seating area outside.

Tenure
Freehold.

Viewing arrangements
By appointment through Choice Properties on 01507 472016.

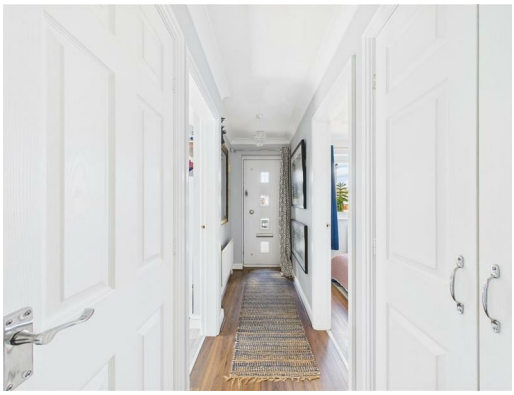
Opening hours
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

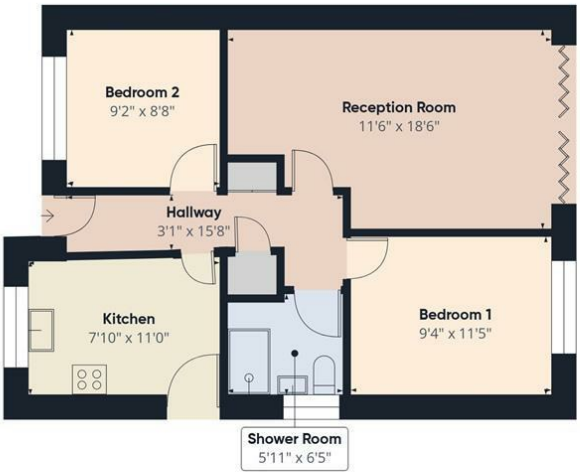
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you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

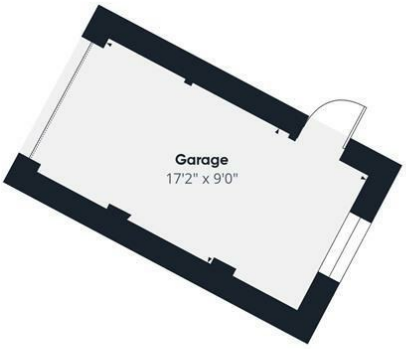
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

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(1)

741 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.

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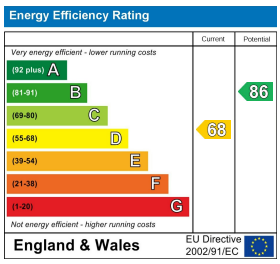
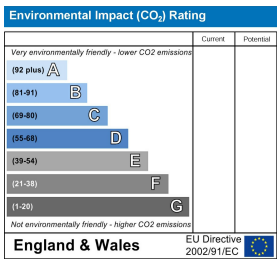
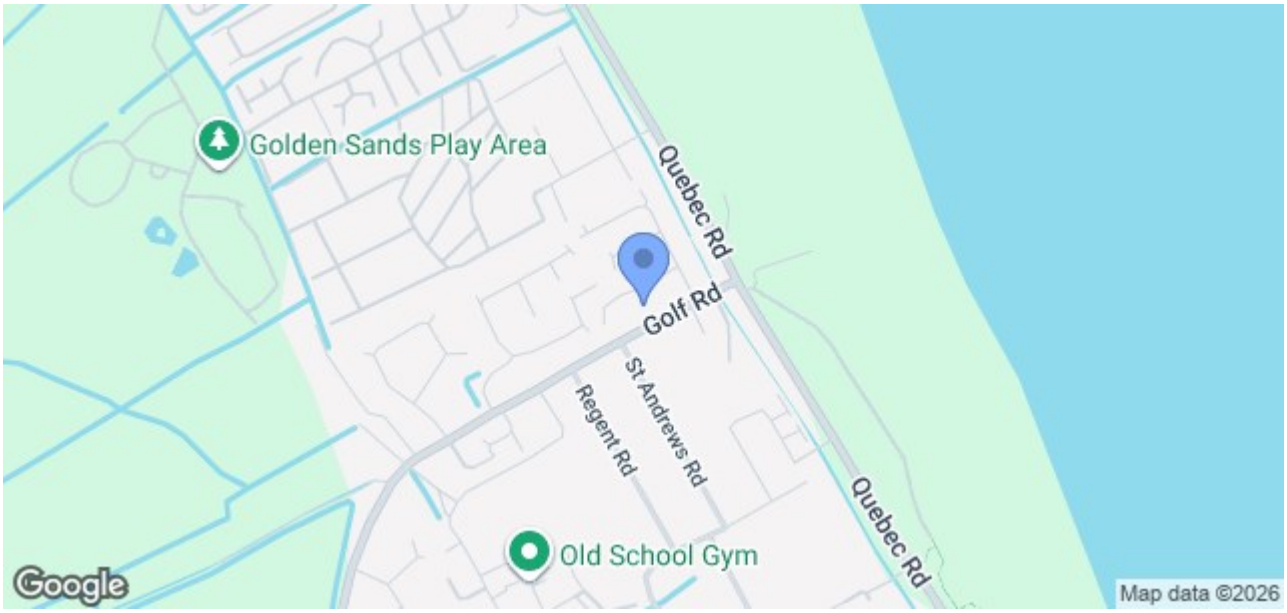
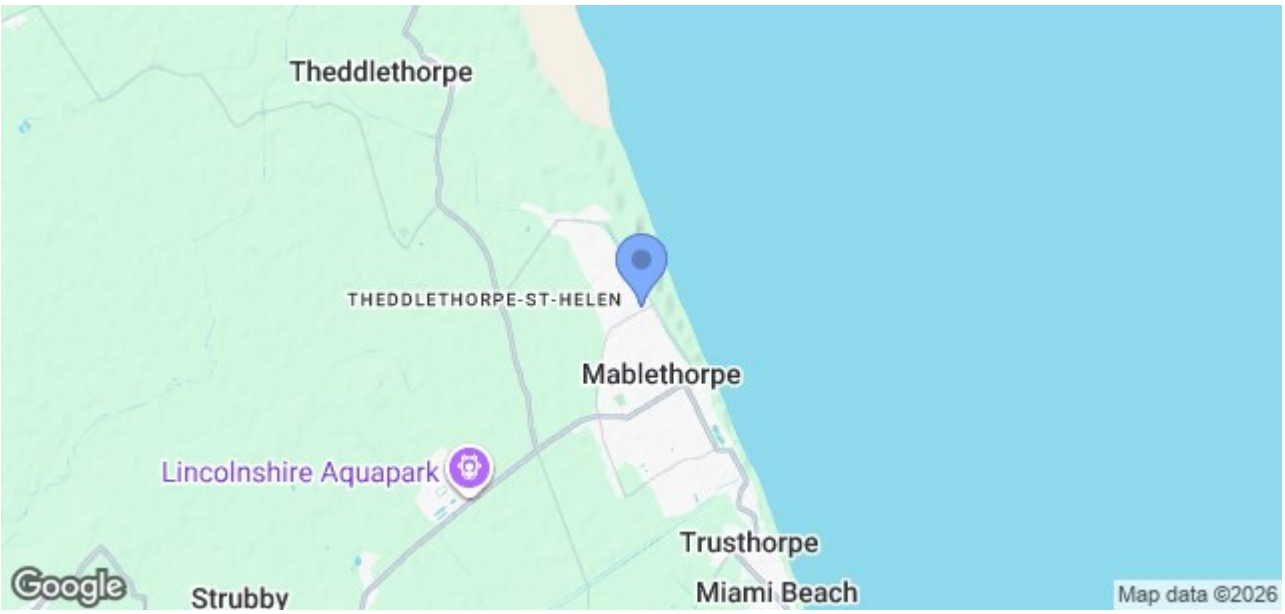
Directions

Upon leaving the Mablethorpe office head North towards the traffic lights and turn right onto the High Street, at the pullover turn left onto Quebec road. Travel along Quebec road until you reach the cinema then take your immediate left onto Golf Road. Your first turning on the right hand side will be Ivel Grove and Ivel Close can be found on your left hand side. Number 4 Ivel Close can be found at the bottom of the road on your left hand side.