CHOICE PROPERTIES
Estate Agents

55 Brooke Drive, Mablethorpe, LN12 2DA

Reduced To £170,000

Choice Properties are pleased to offer for sale this well presented two bedroom semi detached bungalow, situated in a quiet residential and sought after position; only a short walk from both the local amenities and golden sandy beaches that Mablethorpe has on offer. Offering an easy to maintain garden and off road parking, early viewing is advised with the property being 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 benefits from a mains gas central heating system, uPVC double glazing throughout and comprises:-

Hallway
3'06" x 15'00" extending to 3'03" x 2'10"
Front uPVC door leading into the 'L' shaped hallway with a built in storage cupboard, loft access and doors to:

Reception Room
12'00" x 11'08"
Light and airy reception room fitted with laminate flooring, an electric feature fireplace and a TV aerial.

Kitchen
8'07" x 9'07"
Fitted with a range of wall and base units with worktop over, one bowl ceramic sink with drainer and mixer tap, space for a freestanding cooker, space for a freestanding fridge/freezer, space and plumbing for a washing machine, partly tiled walls, tiled flooring, rear uPVC door and the kitchen also houses the wall mounted consumer unit and the wall mounted 'Ideal' combination boiler; supplying both the central heating and hot water systems.

Bedroom 1
9'06" x 11'08"
Spacious double bedroom with laminate flooring.

Bedroom 2
9'06" x 9'07"
Double bedroom with laminate flooring.

Shower Room
6'11" x 6'04"
Fitted with a three piece suite comprising a large walk in shower enclosure with electric 'Triton T80xr' shower over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, partly tiled walls and tiled flooring.

Driveway
Paved driveway providing off road parking.

Garden
The property and it's side garden are fronted by a low levelled timber fence, enclosing a garden laid to lawn. To the rear of the property, you will find an area laid with shingle and paving slabs for ease of maintenance with the added feature of a useful timber shed.

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

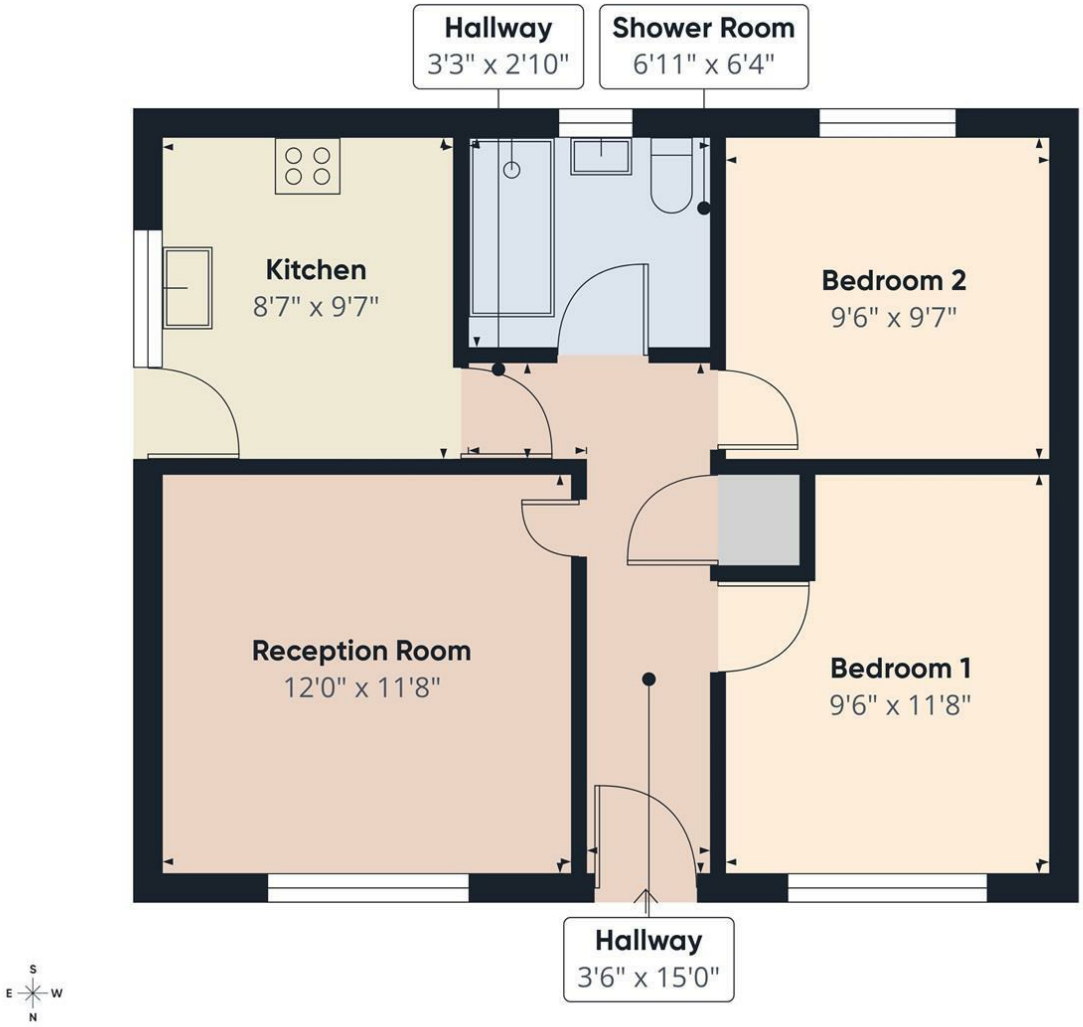
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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



Approximate total area(1)

539 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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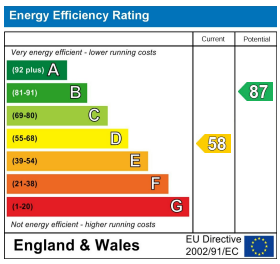
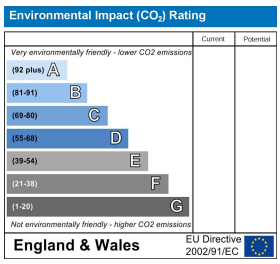
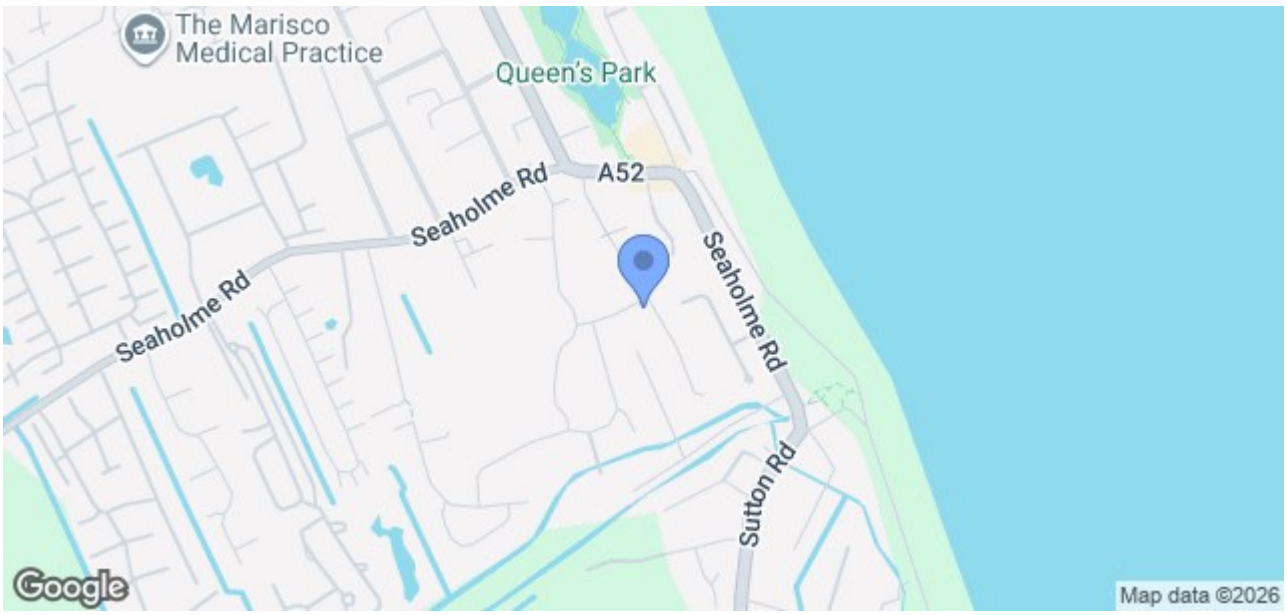
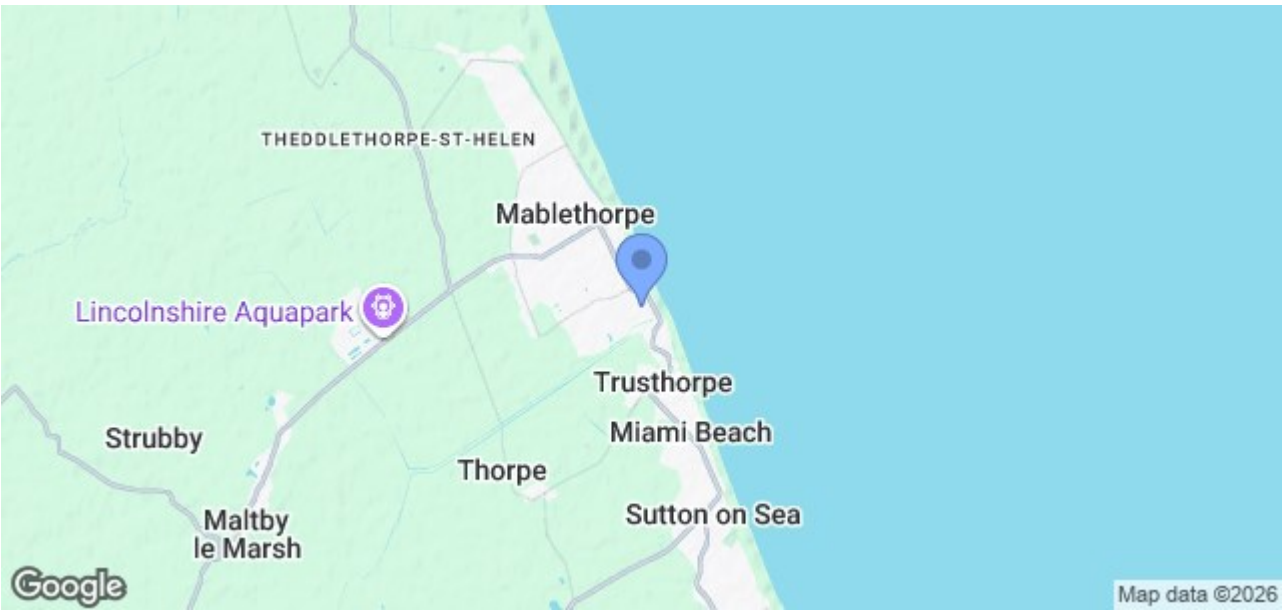
Directions

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. The property can be found a short way along on your right hand side before the turning.