



# CHOICE PROPERTIES

## *Estate Agents*

8 Harris Boulevard,  
Mablethorpe, LN12 2DY

Price £229,950



Choice Properties are delighted to offer for sale this spacious four bedroom detached dormer bungalow, occupying a great position in the sought after Harris Boulevard close to local amenities and the golden sandy beaches. Further benefitting from privately enclosed, generously sized gardens, early viewing is certainly advised!

Benefitting from gas central heating and uPVC double glazing, this spacious accommodation comprises:

### **Reception Room**

Light and airy reception room with dual aspect windows. Electric fireplace set in feature surround. Wall mounted electric consumer unit. TV aerial point.

### **Kitchen/Diner**

Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, integrated cooker and electric hob with extractor over, plumbing for a washing machine, wall mounted combination boiler. Part tiled walls.

### **Bedroom 1**

Spacious double bedroom with dual aspect windows.

### **Bedroom 4**

Ideal guest bedroom or office space.

### **First Floor Landing**

With doors to:

### **Bedroom 2**

Spacious double bedroom.

### **Bedroom 3**

Spacious double bedroom.

### **Bathroom**

Fitted with a white three piece suite comprising panelled bath tub with taps and shower attachment over, pedestal hand wash basin and wc. Part tiled walls. The whole suite newly fitted to sell never been used.

### **Driveway**

Providing ample off road parking.

### **Gardens**

To the rear of the property is a privately enclosed, generously sized garden with timber fencing to the boundaries. The garden is laid to lawn for easy maintenance and benefits further from two brick built stores one being an outdoor toilet and a useful timber shed.

### **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**

Monday - Friday: 9am - 5pm

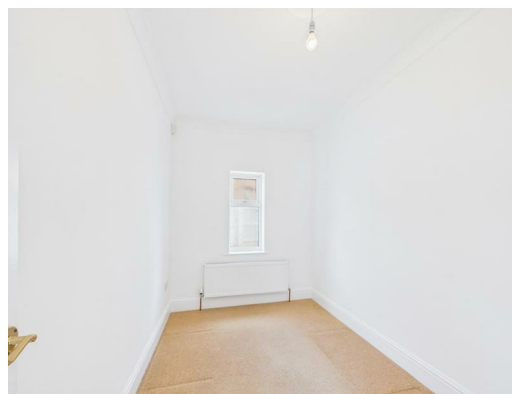
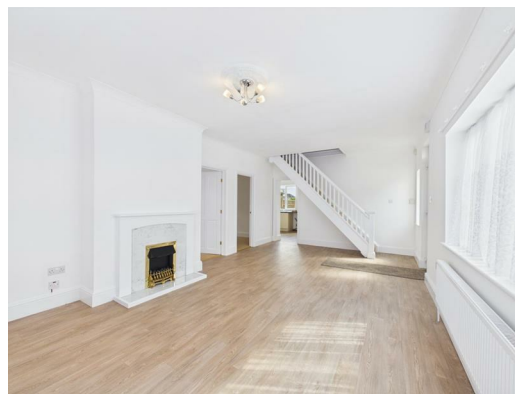
Saturday: 9am - 3pm

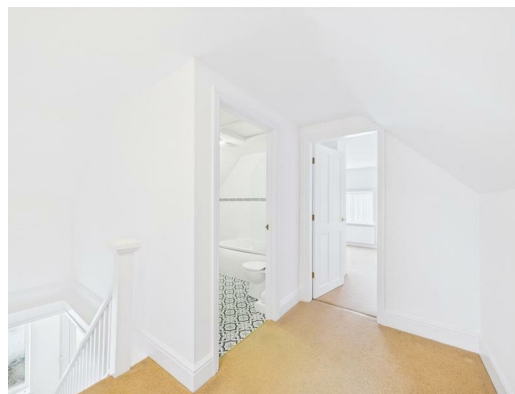
## **Making An Offer**

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



Floor 1



Approximate total area<sup>(1)</sup>

1088 ft<sup>2</sup>

Reduced headroom

49 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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. Harris Boulevard is the third turning on your right hand side.

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

