



# CHOICE PROPERTIES

*Estate Agents*

76 Church Lane,  
Mablethorpe, LN12 2NU

Price £285,000



Choice Properties are delighted to bring to the market this most spacious and impressive two bedroom detached bungalow, ideally situated close to the local amenities and golden sandy beaches. Boasting an abundantly light and bright open plan living space as well as privately enclosed gardens looking over fields to the rear, early viewing is certainly advised!

With the added benefit of gas central heating and uPVC double glazing throughout, this spacious accommodation comprises:

### **Kitchen**

12'02" x 11'00"

Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, 'Rangemaster' oven with 'Rangemaster' extractor over, plumbing for a washing machine and dishwasher. Part tiled walls. Controls for the alarm system. TV aerial point.

### **Dining Room**

12'03" x 9'03"

Ample space for dining table. Radiator.

### **Reception Room**

11'08" x 20'10"

Light and airy living space with dual aspect windows. Gas fireplace set in feature surround. TV aerial point. Radiator.

### **Hallway**

4'07" x 14'10"

Loft access. Radiator. Large storage cupboard. Doors to:

### **Conservatory**

16'01" x 9'10"

With pitched polycarbonate roof and double opening uPVC patio doors to the front garden. Tiled flooring. Radiator.

### **Bedroom 1**

15'10" x 13'06"

Spacious double bedroom. Dual aspect windows. Two radiators. TV aerial point.

### **Bedroom 2**

11'08" x 13'02"

Spacious double bedroom. Radiator. TV aerial point. Double opening uPVC patio doors leading to the rear conservatory.

### **Rear Conservatory**

9'06" x 9'01"

With pitched polycarbonate roof. Tiled flooring. Door leading to the rear garden.

### **Shower Room**

8'09" x 5'04"

Fitted with a three piece suite comprising a walk in shower enclosure with electric shower, pedestal wash hand basin and wc. Tiled walls. Radiator.

### **Driveway**

Paved driveway providing ample off road parking for multiple vehicles, with the added benefit of a car port.

### **Garage**

With double opening doors to the front.

### **Gardens**

The property is fronted by hedging which privately encloses the low maintenance garden as well as timber gates which open on to the driveway. To the rear of the property is another privately enclosed garden with a mixture of fencing and hedging to the boundaries. The garden is laid mostly to lawn and benefits from a number of shrubs and trees as well as a paved patio area.

## **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.







Approximate total area<sup>(1)</sup>  
1271 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 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 second left onto Church Lane and number 74 can be found on your right hand side.

