



# CHOICE PROPERTIES

*Estate Agents*

10 Ivel Grove,  
Mablethorpe, LN12 1LY

Reduced To £166,500



Choice Properties are delighted to bring to the market this spacious two bedroom semi-detached bungalow, occupying an ideal position just moments away from the golden sandy beaches. Further benefitting from a conservatory and privately enclosed garden to the rear, early viewing is advised.

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

### **Entrance Porch**

10'1" x 3'4"

Water tap. Door to:

### **Kitchen**

11'3" x 8'1"

Fitted wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Part tiled walls. Plumbing for a washing machine. 2 double power points. Radiator., Fitted cupboard housing Gas meter and Gas combination boiler which supplies central heating and hot water. Fluorescent lighting. Gas and electric cooker points.

### **Reception Room**

13'7" x 14'6"

Two Radiators, TV ariel point, two double glazed windows , abundantly light reception room

### **Hallway**

6'0" x 2'11"

Storage cupboard.

### **Bedroom 1**

11'2" x 11'5"

Radiator. 2 single power points. Fitted storage cupboard.

### **Bedroom 2**

7'11" x 8'2"

Radiator. 2 single power points. Fitted storage cupboard. Door leading to:

### **Conservatory**

7'1" x 12'2"

Tile effecting laminate flooring. 2 double power points. Double opening 'French' doors to rear garden.

### **Bathroom**

5'3" x 8'0"

Three piece bathroom suite which consists of w.c., pedestal wash hand basin and panelled bath and electric shower over. Fully tiled walls. Radiator. Access to loft area with light.

### **Driveway**

Providing off road parking.

### **Garden**

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid mostly to lawn and benefits from two useful timber sheds.

### **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 A.

## **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>m</sup>  
691 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

Upon leaving the 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

