



# CHOICE PROPERTIES

## *Estate Agents*

19 Jacklin Crescent,  
Mablethorpe, LN12 1JH

Reduced To £186,000



It is a pleasure for Choice Properties to bring to the market this well maintained two bedroom detached bungalow, situated in a quiet and sought after location, just a short walk from Mablethorpe's award winning beaches. The property further benefits from both driveway and garage and has an attractive and generously sized garden to the rear. Early viewing is highly advised!

The well laid out and beautifully presented accommodation comprises:-

### **Hallway**

2'8" x 9'11"

L-shaped hallway, loft access, two built in storage cupboards.

### **Reception room**

11'7" x 15'10"

Abundantly light reception room, electric fire set into featured surround with wooden hearth and mantle, TV Aerial point, telephone point, laminate flooring.

### **Kitchen**

6'11" x 10'8"

Fitted with a range of wall and base units with complimentary worksurfaces over, stainless steel sink unit with drainer and mixer tap, cooker point, space for fridge/freezer, plumbing for a washing machine, wall mounted boiler, partly tiled walls,

### **Bedroom 1**

9'0" x 12'8"

Spacious double bedroom with built in wardrobes and cupboards, laminate flooring, French double opening patio doors to the rear aspect leading out into the garden.

### **Bedroom 2**

9'7" x 7'9"

Double bedroom.

### **Bathroom**

6'5" x 6'3"

Fitted with a modern three piece suite comprising panelled bath with main shower over, wash hand basin and dual flush w.c. set into vanity unit, mermaid board to the splash backs.

### **Driveway**

Paved driveway providing off road parking for several vehicles.

### **Garage**

9'7" x 17'6"

With up and over door, power and lighting.

### **Garden**

To the rear of the property is a generously sized garden which is privately enclosed with timber fencing to the boundaries. The garden is neatly laid to lawn and features a variety of established plants, trees and shrubbery to the borders. There is also a useful timber shed included in the sale.

### **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 B.

### **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.

### **Viewing arrangements**

By appointment through Choice Properties on 01507 472016.

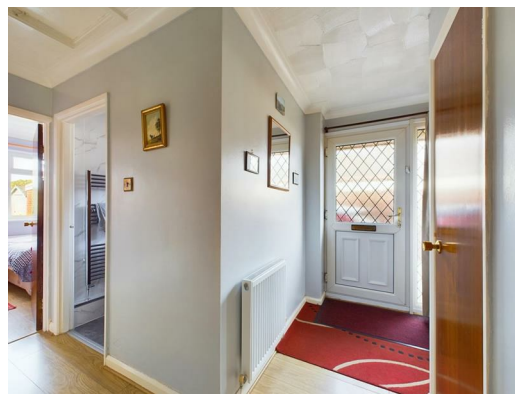
### **Opening hours**

Monday to Friday 9.00 a.m to 5.00 p.m.

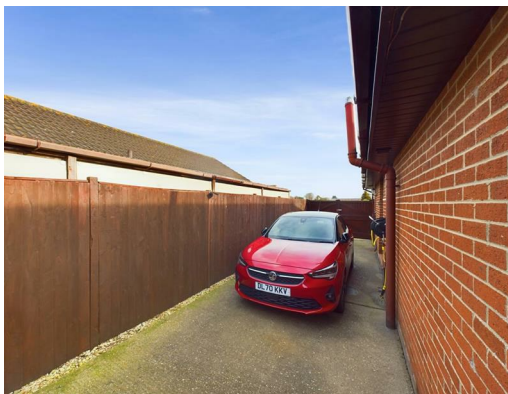
Saturday 9.00 a.m. to 3.00 p.m.

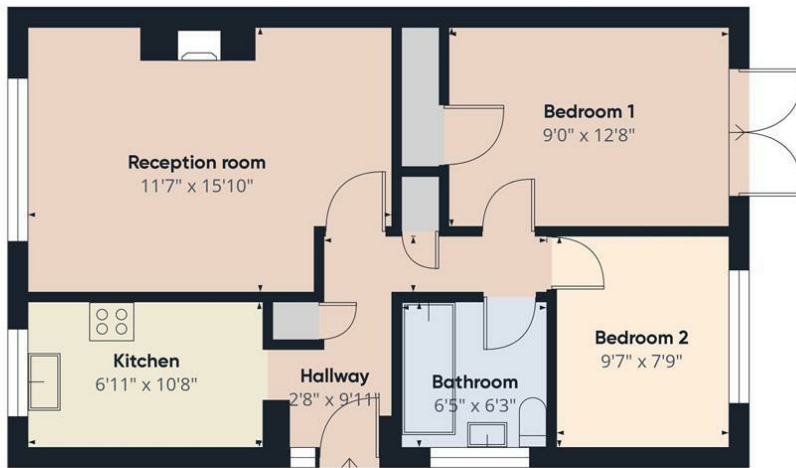
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Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
729.03 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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, take your fourth turn left onto Jacklin Crescent.

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		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	69		(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

