CHOICE PROPERTIES

Estate Agents

35 Brooke Drive, Mablethorpe, LN12 2DA

Price £250,000



It is a pleasure for Choice Properties to bring to the market this generously proportioned and well maintained two bedroom detached bungalow, situated on the highly regarded and quite residential road of Brooke Drive, only a short walk from both the local amenities and award winning beaches on offer. Boasting a well presented interior accommodation, easy to maintain gardens, garage and ample off road parking; early viewing is certainly advised.

The beautifully presented accommodation benefits from a mains gas central heating system, uPVC double glazing throughout and comprises:-

Hallway
3'05" x 12'10"
Front uPVC door leading into the hallway with LVT flooring throughout, loft access with a pull down ladder and the hallway also features the wall mounted 'Hive' thermostat. Doors to:-

Reception Room
14'02" x 9'08"
Benefiting from double opening 'French' doors leading to the rear garden and fitted with a TV aerial and telephone point.

Kitchen/Dining Room
14'03" x 9'05"
Fitted with a range of stylish wall and base units with worktop over, one bowl resin sink with drainer and mixer tap, four ring hob with stainless steel extractor hood over, integrated oven, integrated microwave, space and plumbing for a washing machine, space for a dishwasher, space for a freestanding fridge/freezer, partly tiled walls, LVT flooring, ample space for a dining table and a uPVC door to the:-

Sun Room
13'06" x 4'11"
Newly installed sun room benefiting from triple aspect windows, uPVC doors to front and rear aspect, uPVC cladded ceiling and inset spot lighting.

Bedroom 1
14'01" x 9'09"
Spacious double bedroom.

Bedroom 2
10'09" x 9'04"
Double bedroom with a built in airing cupboard housing the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

Shower Room
7'00" x 6'00"
Beautifully presented modern shower room fitted with a three piece suite comprising a large walk in shower cubicle with mains fed double shower head over, hand wash basin with mixer tap; built into vanity and WC with dual flush button.

Driveway
The driveway and front garden have recently been laid with resin, presenting a well kept and easy to maintain frontage, with parking for several off road vehicles.

Garage
15'08" x 8'11"
With an up and over door, power and lighting.

Garden
To the rear of the property you will find a privately enclosed garden, paved for ease of maintenance with timber fencing to the boundaries. The rear garden additionally features an array of well established plants and shrubs as well as 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.





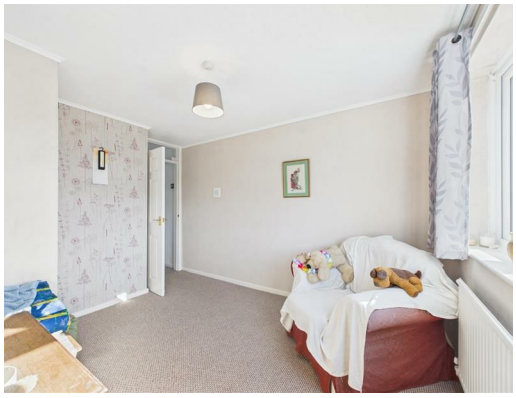




















Approximate total area(1)

823 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.

GIRAFFE360

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. Turn right and the property can be found halfway down the road on your left hand side.

