CHOICE PROPERTIES
Estate Agents

37 Church Road, Mablethorpe, LN12 2EW

Price £309,995

Choice Properties are delighted to offer for sale this spacious and well presented three bedroom detached bungalow. Occupying a pleasant position in a sought after residential location, just a short distance from the local amenities, this impressive property further benefits from well kept gardens to the front and rear, a workshop and a summer house! Early viewing is advised.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel: (01507) 472016 Email: mablethorpe@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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This spacious, well laid out accommodation comprises:

Entrance hall
5'4 x 8'10
Doors leading to:

Kitchen
11'5 x 9'9
Fitted with a range of wall and base units, inset sink with drainer and mixer tap, integrated appliances, partly tiled walls, door leading to:

Utility room
4'0 x 11'0
Plumbing for appliances.

Reception room
11'6 x 19'8
Light and airy reception room, featured multi fuel burner, door leading to:

Hallway
9'1 x 2'11
Access to the loft, doors leading to:

Bedroom 1
11'10 x 9'9
Double bedroom, fitted wardrobes, fitted wall units, double glazed window the front aspect.

Bedroom 2
8'1 x 9'9
Built in storage cupboard, double glazed window, radiator.

Bedroom 3
8'9 x 8'9
Double bedroom, double glazed window to the front aspect, radiator.

Shower room
8'7 x 5'5
Three peice suite comprises, low level wc, vanity wash hand basin, shower cubicle, tiled walls, two frosted double glazed windows, radiator.

Workshop
16'7 x 9'10
With a side pedestrian door, rear door to the outside store, power, lighting and side uPVC window.

Outside store
18'9 x 9'4
With a side pedestrian door, rear access to the garden and a polycarbonate roof.

Garden
To the rear of the property you will find a privately enclosed garden, mostly laid to lawn with timber fencing to the boundaries. The rear garden additionally benefits from a large paved patio seating area; providing the ideal space for outdoor dining/entertaining, especially given the uPVC undercover seating area, with a polycarbonate roof. You will also find a range of well established trees and shrubs dotted around the garden, as well as a separate vegetable patch. This really is any green-fingered enthusiast's dream. At the bottom of the garden; you will find the timber summer house.

Summer house
9'6 x 15'3
Substantial and sizeable timber summerhouse with double opening front doors, power and lighting.

Driveway
Providing space for off road parking.

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 C.

Tenure
Freehold.

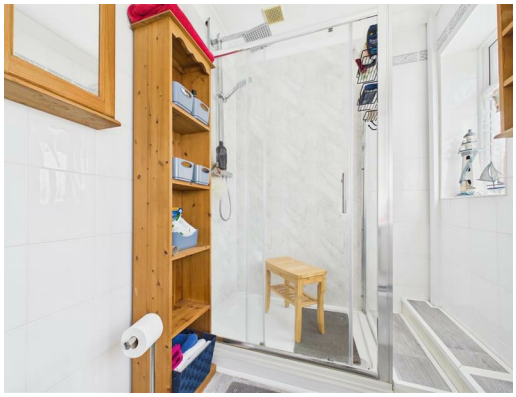
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you 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 Mablethorpe 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.

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.

LAUNDRY



Floor 0 Building 1

Floor 0 Building 2

Approximate total area[1]

1323 ft^2

(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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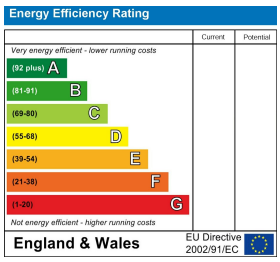
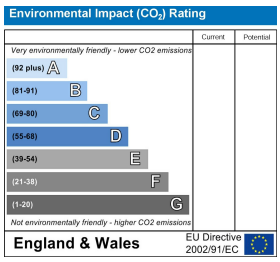
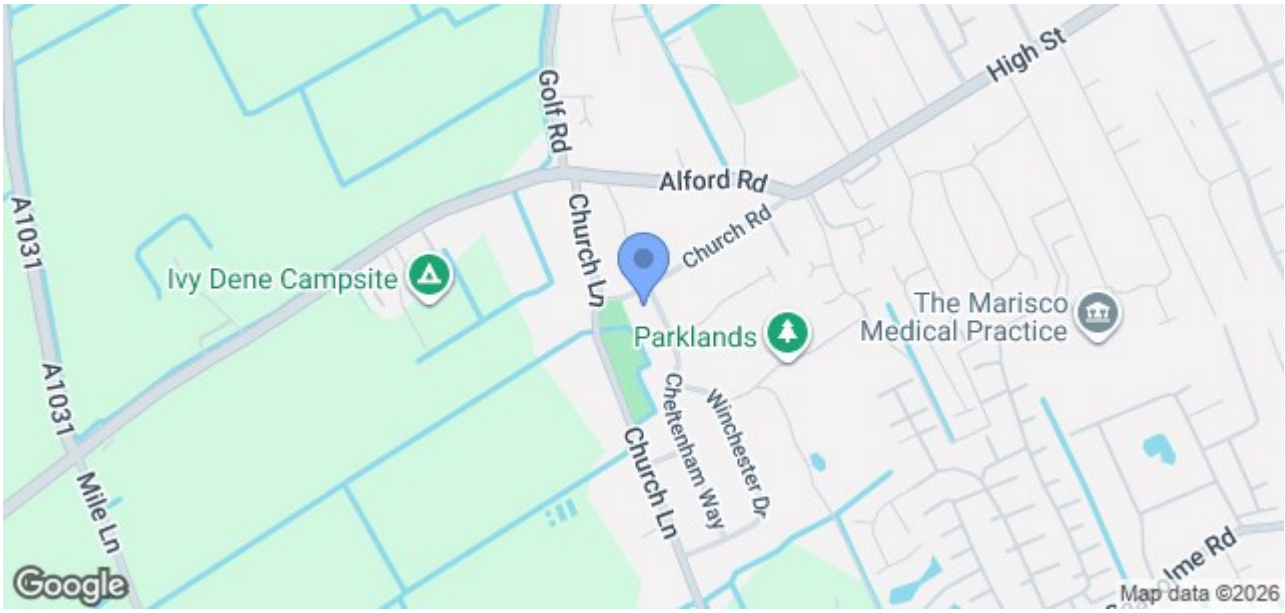
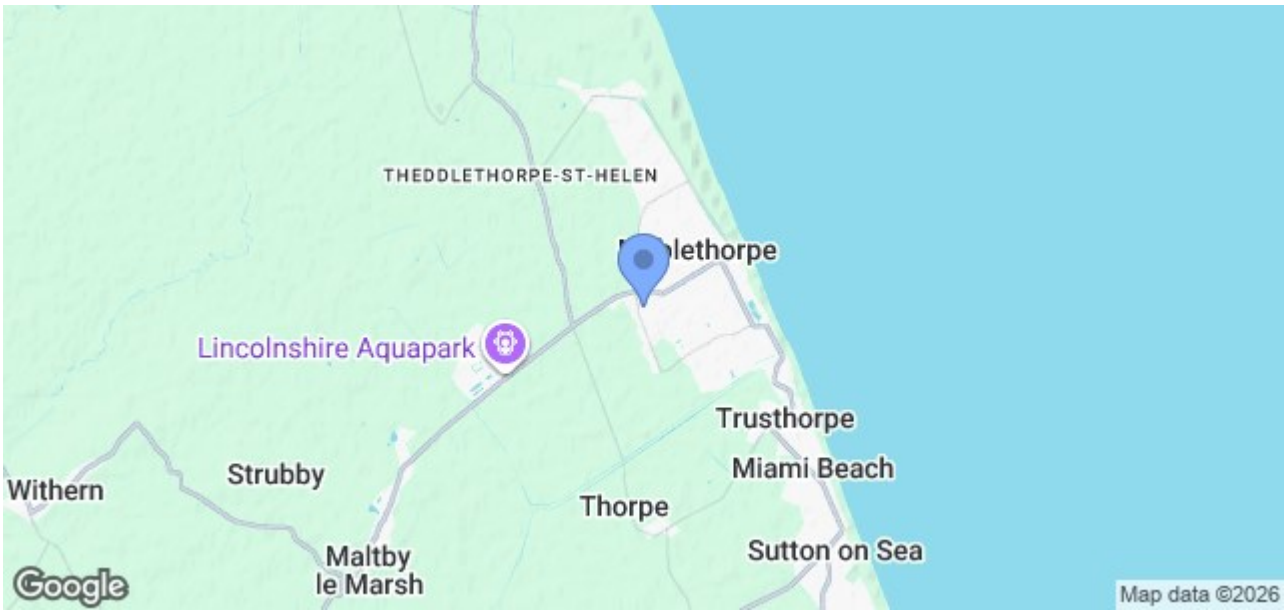
Directions

From our Mablethorpe office head North to the traffic lights. Turn left onto the High Street and carry on until you reach the Primary School. When you reach the primary School take the turn onto Church Road (straight ahead).