CHOICE PROPERTIES

Estate Agents

8 Medina Gardens, Mablethorpe, LN12 2EA

Reduced To £189,950



It is a pleasure for Choice Properties to offer for sale this spacious two bedroom detached bungalow, occupying a pleasant position in a sought after location just moments away from the local amenities and golden sandy beaches of Mablethorpe. Offered with no onward chain and further benefitting from privately enclosed gardens to the rear, early viewing is certainly advised!

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

Entrance Hall
8'9" x 6'7"
Composite front entrance door. Two storage cupboards, one housing the wall mounted combination boiler. Loft access. Radiator.

Reception Room
16'3" x 11'3"
Light and airy reception room. Gas fireplace set in feature surround with wooden mantle. TV aerial point. Radiator,

Kitchen
8'10" x 7'9"
Fitted with a range of wall and base units with work surfaces over, 1.5 bowl resin sink unit and drainer with mixer tap, integrated electric oven and induction hob with extractor over, plumbing for a washing machine, integrated fridge/freezer. Part tiled walls. uPVC side access door leading to the driveway.

Bedroom 1
12'11" x 11'3"
Spacious double bedroom. Radiator.

Bedroom 2
12'3" x 8'11"
Double bedroom. Radiator. Double opening 'French' style patio doors leading to:

Conservatory
10'1" x 9'10"
With a pitched roof, tiled flooring, two radiators and a uPVC patio door leading to the garden.

Shower Room
7'11" x 5'5"
Fitted with a three piece suite consisting of a shower enclosure with an electric shower over, pedestal hand wash basin with separate hot and cold taps over, and wc. Tiled walls. Radiator.

Driveway
The driveway provides off road parking to the front of the property and also extends past the double opening gates at the side of the property.

Garage
With up and over front door as well as side access pedestrian door.

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 for ease of maintenance with the welcomed addition of a paved patio area and decked seating 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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

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.













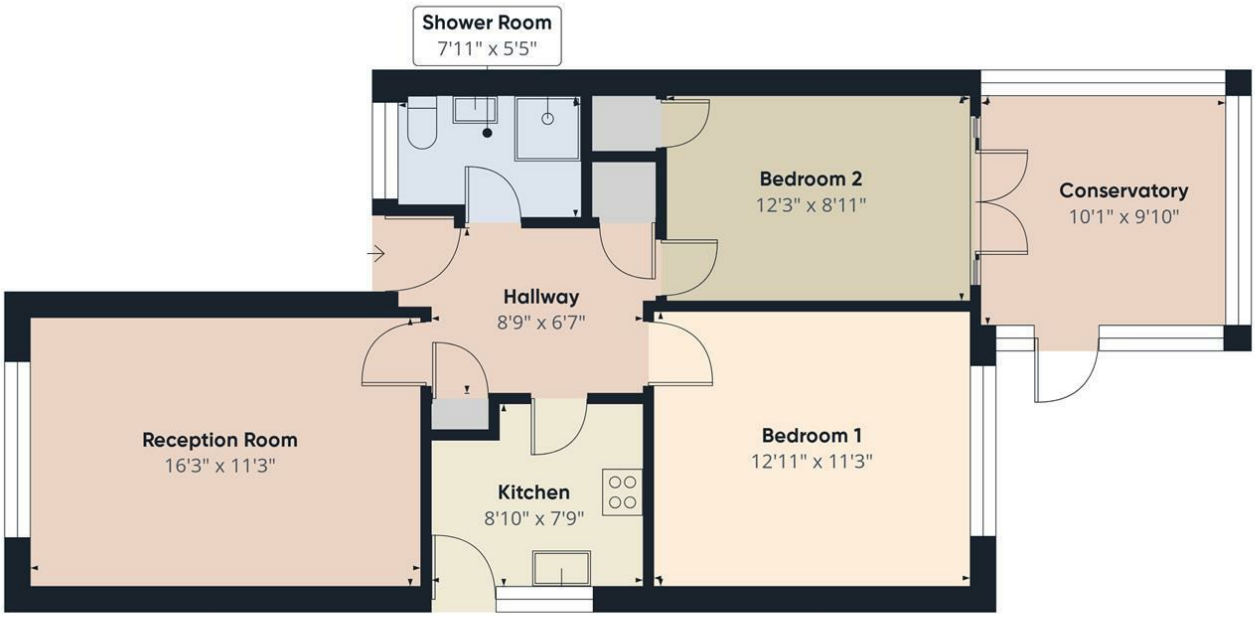












Approximate total area(1)

754 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 then take your first left onto Dymoke Road. Follow this road and a short way along it veers to the right, this is where Medina Gardens begins. Number 8 can be found on your right hand side.

