CHOICE PROPERTIES
Estate Agents

49 The Strand, Mablethorpe, LN12 1BQ

Price £159,950

Choice Properties are delighted to offer for sale this spacious and well presented two bedroom semi-detached bungalow, occupying a pleasant, sought after residential position close to the local amenities and golden sandy beaches. Further benefitting from driveway, garage and enclosed, well maintained gardens, early viewing is certainly 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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Benefitting from gas central heating and uPVC double glazing throughout, this impressive accommodation comprises:

Entrance Porch
uPVC entrance door.

Hallway
Doors to:

Kitchen
Fitted with a range of base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, plumbing for a washing machine, cooker point, space for freestanding fridge/freezer, wall mounted combination boiler.

Living Room
Light and airy reception room. TV aerial point.

Bedroom 1
Spacious double bedroom.

Bedroom 2
Double bedroom with sliding door to:

Sunroom
uPVC patio door leading to the garden.

Shower Room
Fitted with a three piece suite comprising a walk-in shower enclosure, pedestal hand wash basin and wc. Part tiled walls and tiled flooring. Built in storage cupboard.

Garage
With up and over door, power and lighting, pedestrian door to the side aspect.

Garden
To the rear of the property is a privately enclosed and well maintained garden with timber fencing to the boundaries. The garden is laid mostly to lawn and benefits from a number of plants, shrubs and bushes.

Driveway
Providing ample off road parking.

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 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.

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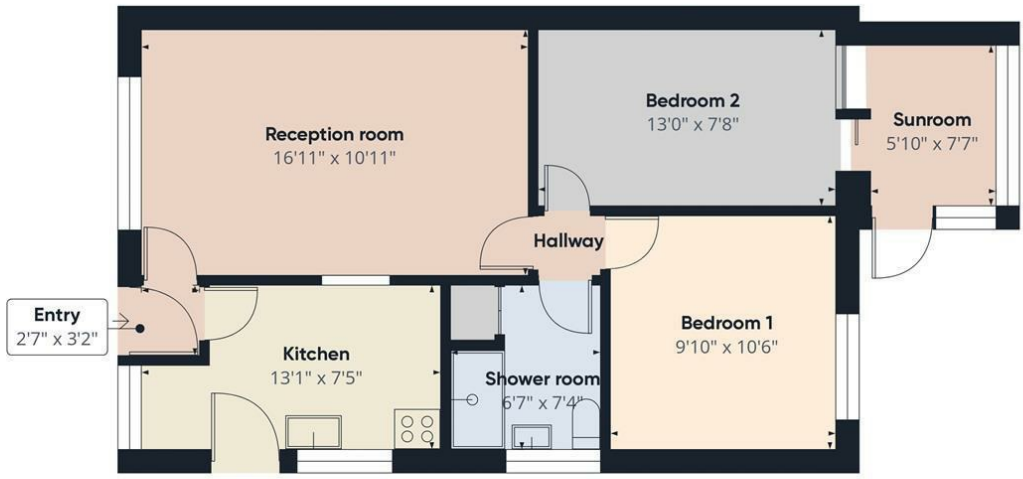
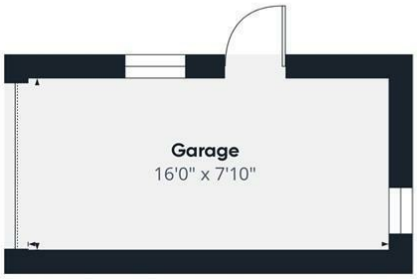


Floor 0 Building 1



Floor 0 Building 2

Approximate total area(1)

727.32 ft²

(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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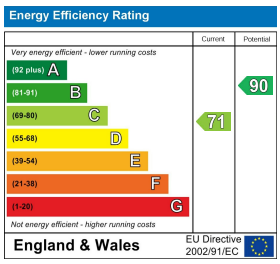
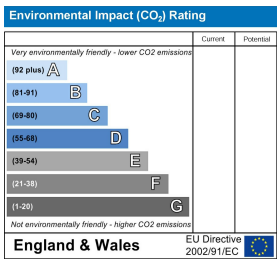
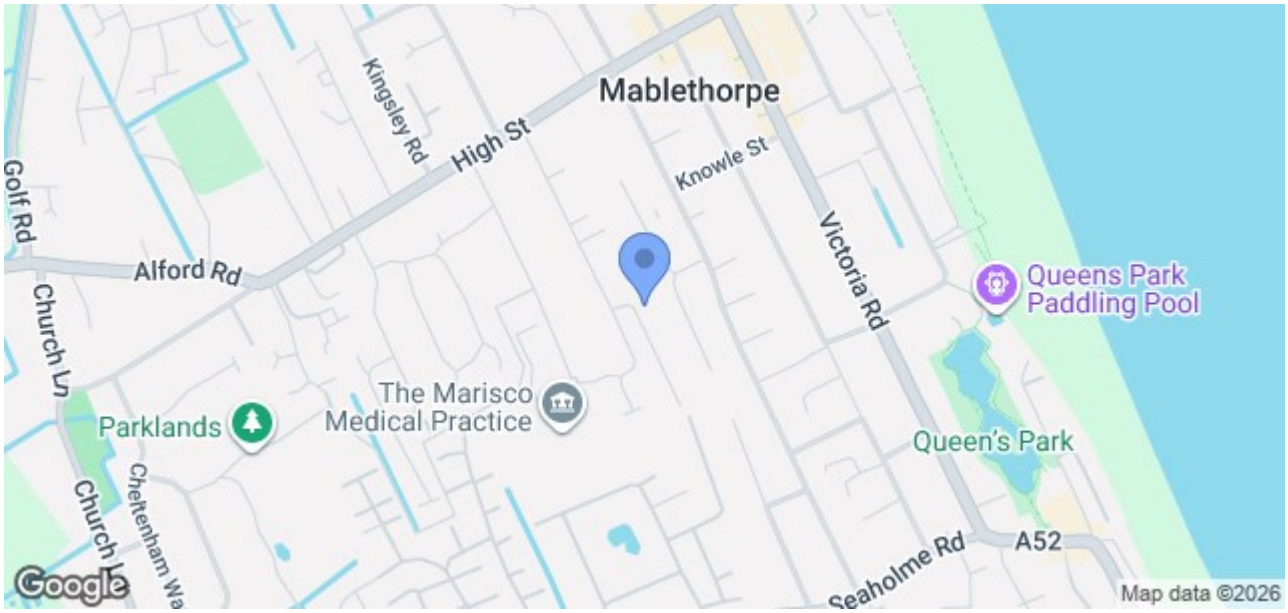
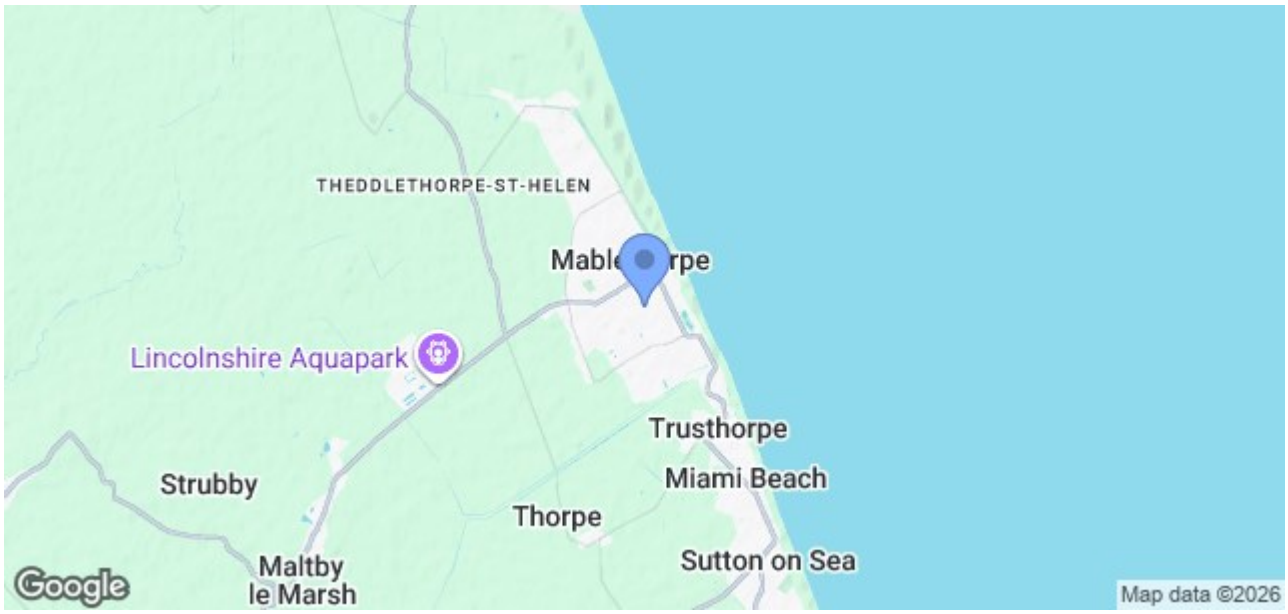
Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street, carry on past the CO-OP supermarket, take your next left onto the Strand and number 49 can be found towards the end on your left hand side.