CHOICE PROPERTIES

Estate Agents

56 St. Andrews Road, Mablethorpe, LN12 1JA

Chain Free £119,950

Choice Properties offer for sale this two bedroom semi detached bungalow, situated in a popular residential position, only a short distance from both the beach and local amenities in Mablethorpe. Offered with no onward chain, the property presents any prospective buyer the opportunity to renovate and put their own stamp on the property, and so 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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Benefiting from a mains gas central heating system, the abundantly light and bright accommodation comprises:-

Entrance Porch
4'06" x 2'08"
Front uPVC door leading into the entrance porch which houses the wall mounted consumer unit with a door to:

Reception Room
9'03" x 13'08"
Light and airy reception room benefiting from a bay window to front aspect and fitted with a TV aerial.

Hallway
2'10" x 16'01"
With the wall mounted thermostat and doors to:

Bedroom 1
7'06" x 10'11"
Double bedroom with a door to:

Bedroom 2
7'06" x 6'10"
Single bedroom or study.

Shower Room
4'06" x 12'02"
Fitted with a three piece suite comprising a walk in shower enclosure with mains fed shower head over, pedestal hand wash basin with mixer tap and WC with dual flush button, partly tiled walls, part mermaid boarded walls and a door to:

Dressing Area
4'06" x 7'09"

Kitchen/Dining Room
9'03" x 17'00"
Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with a drainer and single hot and cold taps, space for a freestanding cooker with extractor hood over, space do a freestanding fridge/freezer, space and plumbing for a washing machine, partly tiled flooring, partly tiled walls, ample space for a dining table and a uPVC door to the garden.

Driveway
Providing off road parking.

Garden
The property is fronted by a low level timber fence enclosing a garden laid to lawn with plants and shrubs to the borders.

To the rear of the property you will find a privately enclosed and well established garden consisting of an array of well established plants, shrubs and trees, with timber fencing to the boundaries. The rear garden additionally features a greenhouse, caravan and access to the:

Outside WC
3'03" x 5'04"
Access from an external uPVC door and fitted with a WC with cistern lever and hand wash basin with single hot and cold taps.

Tenure
Freehold.

Viewing arrangements
By appointment through Choice Properties on 01507 472016.

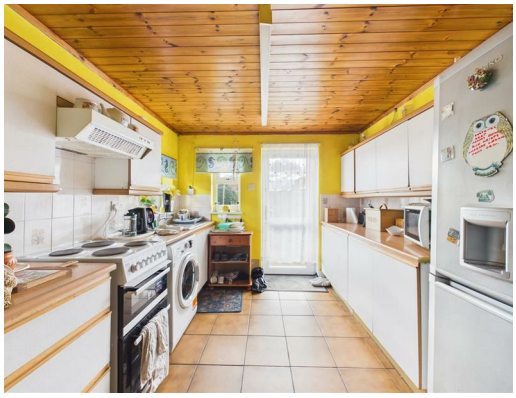
Opening hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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 A.

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. 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]

605 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.

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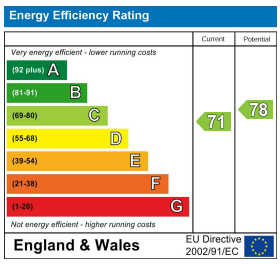
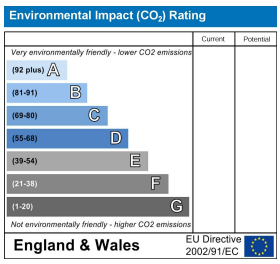
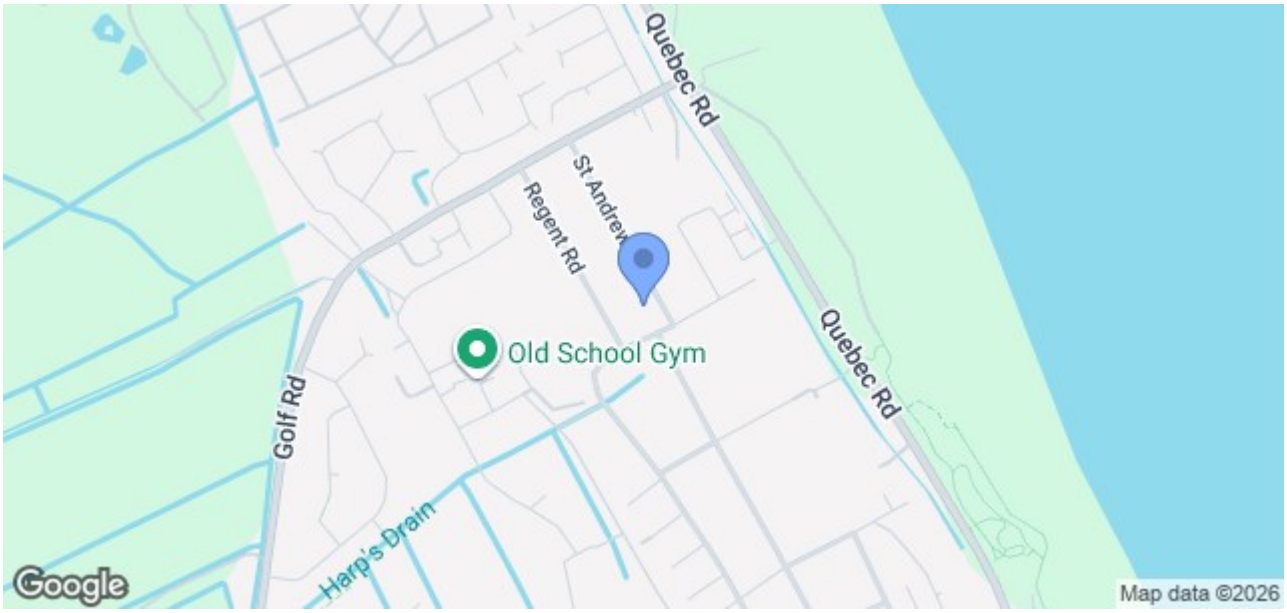
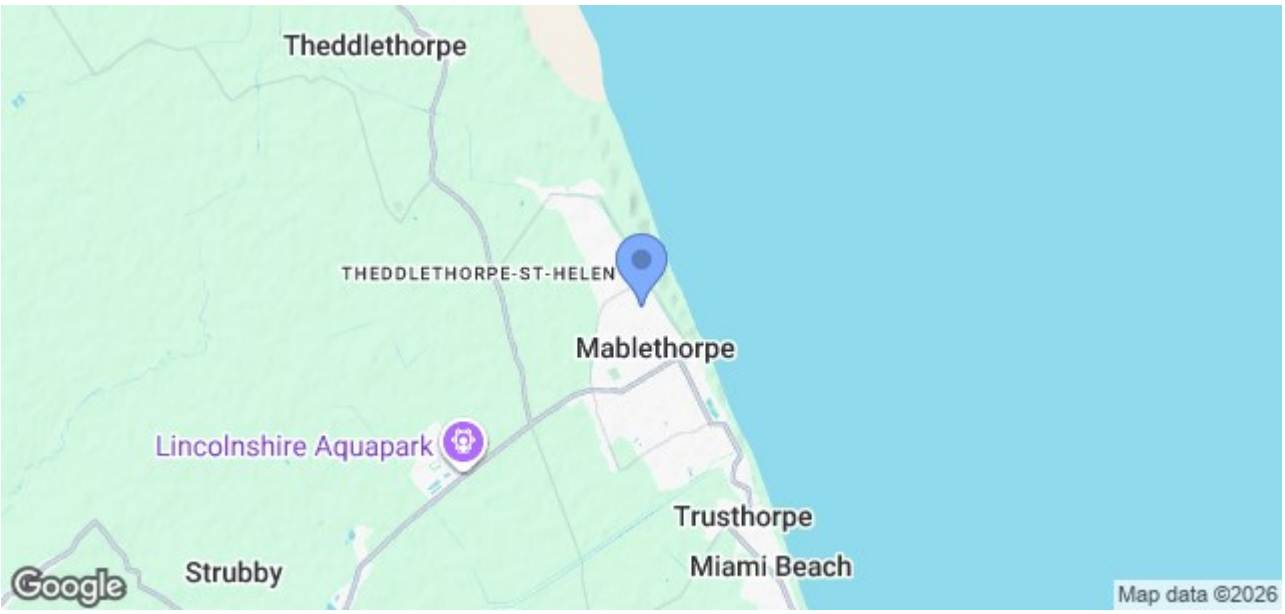
Directions

Upon leaving our 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. Your first turning on the left hand side will be St. Andrews Road.