



CHOICE PROPERTIES

Estate Agents

3 Harlequin Drive,
Mablethorpe, LN12 2EE

Reduced To £140,000



Choice Properties are pleased to present for sale this two bedroom semi detached bungalow, situated in a quiet residential position, within close proximity to both the award winning beaches and local amenities on offer in Mablethorpe. Boasting ample off road parking and easy to maintain gardens, early viewing is advised with the property being further offered with no onward chain.

Benefiting from a mains gas central heating system and uPVC double glazing throughout, the proportioned accommodation has been fully rewired and comprises:-

Entrance Porch

3'03" x 4'02"

Front uPVC door leading into the entrance porch with triple aspect windows and a uPVC door leading into:

Reception Room

10'06" x 13'00"

Fitted with a TV aerial, telephone point and the reception room also houses the wall mounted consumer unit. Doors to:

Dining Area

6'05" x 9'02"

Providing ample space for a dining table. providing access to the loft, a fitted double storage cupboard and a uPVC door through to the:

Kitchen

8'09" x 9'06"

Fitted with a range of base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker, space for a freestanding fridge/freezer, partly tiled walls and a door to:

Utility Area

8'08" x 6'06"

Providing space and plumbing for a washing machine with worktop over, space and venting for a freestanding tumble dryer, door to the bathroom and a rear uPVC door to the garden.

Bathroom

8'06" x 5'07"

Fitted with a three piece suite comprising a bath tub with mixer tap and shower attachment, hand wash basin with mixer tap; built into vanity and WC with dual flush button, partly tiled walls, an extractor fan and the bathroom also features a cupboard housing the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

Bedroom 1

9'01" x 13'02"

Double bedroom with a telephone point and a built in storage recess.

Bedroom 2

7'08" x 9'00"

Double bedroom.

Driveway

Paved driveway providing off road parking.

Garden

The property is fronted by low levelled timber fencing, enclosing a garden laid partly to lawn and partly paved.

To the rear of the property you will find a privately enclosed garden, laid with shingle for ease of maintenance with timber fencing to the boundaries. The rear garden additionally features two useful timber sheds, as well as a paved patio seating area.

Tenure

Freehold.

Viewing arrangements

Viewing 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.

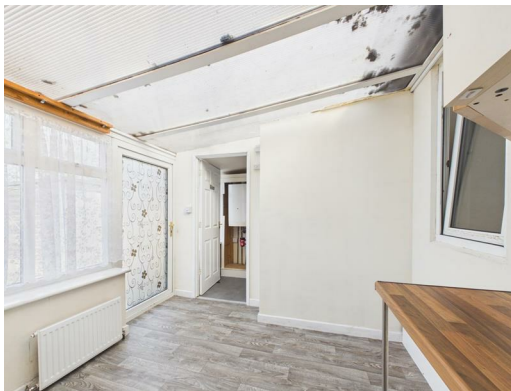
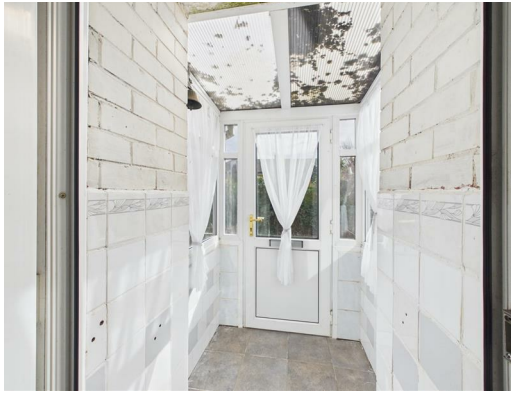
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Council tax band

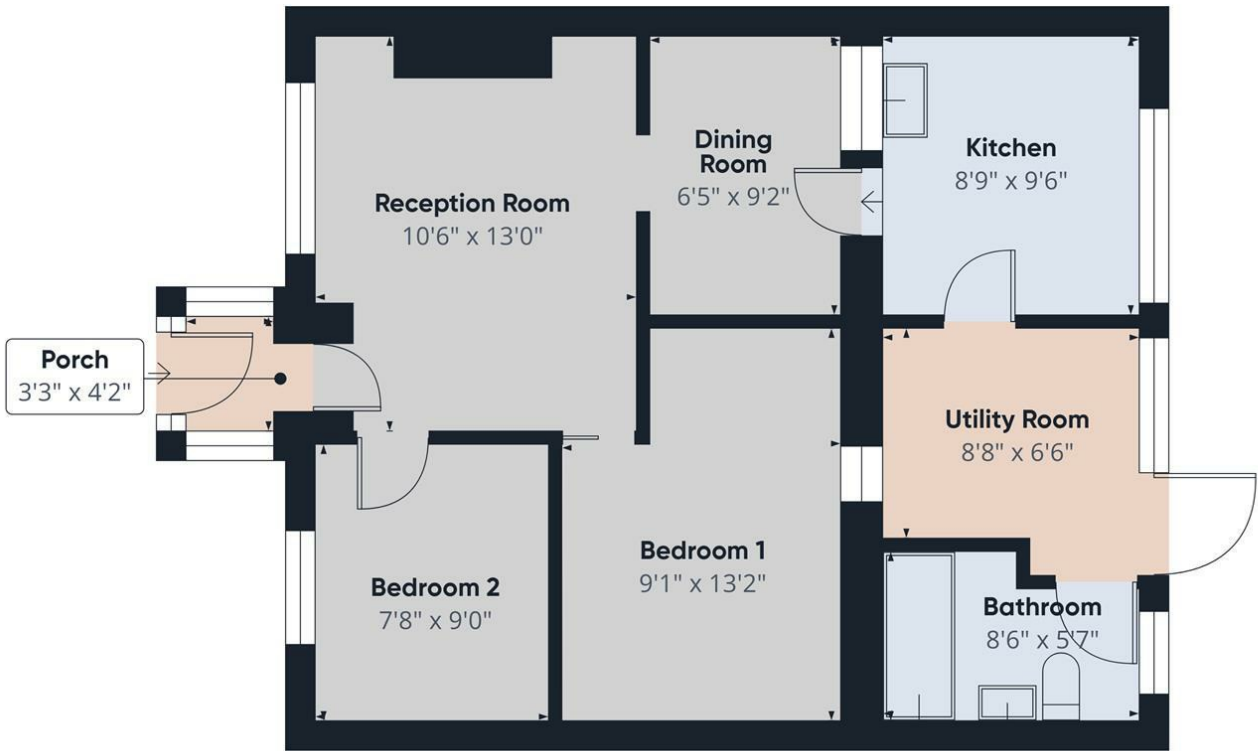
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

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. 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^m
578 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 third left into Harlequin Drive and number 3 can be found on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

