



# CHOICE PROPERTIES

## *Estate Agents*

151 Golf Road,  
Mablethorpe, LN12 1EZ

Price £190,000



Choice Properties are delighted to bring to the market this semi detached two bedroom bungalow occupying a pleasant residential position on the outskirts of Mablethorpe. Further benefitting from open views over farm land to the front, early viewing is advised.

The property has the benefit of Gas central heating and UPVC Double Glazed windows and doors. Internally the accommodation consists of:-

### **Entrance Porch/Utility**

10'11" x 2'9"

Plumbing for washing machine and tumble dryer. Door to:

### **Hallway**

3'9" x 2'8"

Access to the loft area.

### **Kitchen**

13'9" x 6'0"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Electric cooker point with stainless steel extractor hood over. Space for free standing fridge/freezer. Tiled floor. Telephone point. Wall mounted gas Ideal boiler which supplies the central heating. Radiator.

### **Reception Room**

16'0" x 12'3"

Bow window. 'Living flame' gas fire set in with marble hearth. Radiator. T.V. aerial point. Centre lighting.

### **Sun Room**

7'10" x 15'0"

With polycarbonate roof. Radiator. Tiled floor. Panelled walls. Door leading out to the rear garden.

### **Bedroom 1**

14'9" x 9'0"

Double bedroom. Radiator. Fitted cupboard.

### **Bedroom 2**

10'6" x 9'4"

Double bedroom. Radiator. Door leading through to:

### **Shower Room**

5'11" x 6'0"

Fitted with a three piece suite comprising shower cubicle, pedestal wash hand basin and w.c. Part tiled and part panelled walls. Heated towel rail. Extractor fan.

### **Driveway**

To the front/Side of the property is a spacious driveway with gated Carport.

### **Garage**

With door to front aspect, power and lighting. Pedestrian door to the side aspect.

### **Garden**

To the front of property is a gravelled garden with gated access to the side which leads through to the privately enclosed rear garden which has been laid to artificial turf and feature planting. Timber shed.

### **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](http://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 Arrangement**

By appointment through Choice Properties on 01507 472016.

## **Opening Hours**

Monday - Friday: 9am - 5pm

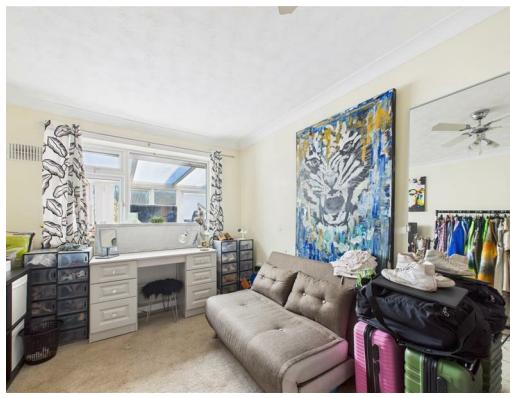
Saturday: 9am - 3pm

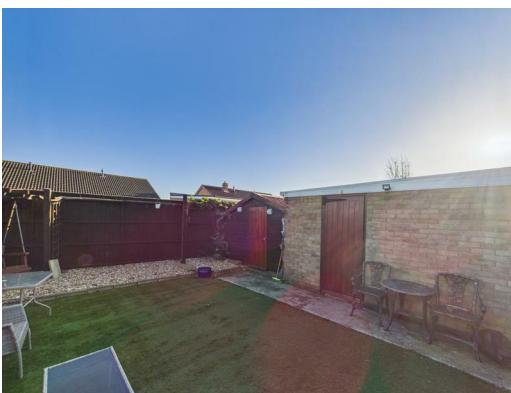
## **Making an offer**

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.







# Directions

From our office head north along Victoria Road to the traffic lights. At the traffic lights turn left onto the High Street. Follow along onto Alford Road and Golf Road can be found to your right. Number 151 Golf Road is situated about halfway along on your right hand side.

