



# CHOICE PROPERTIES

## *Estate Agents*

**21 Millfield,  
Mablethorpe, LN12 2PG**  
**Reduced To £189,950**



Choice Properties are delighted to offer for sale this spacious three bedroom semi detached bungalow which is positioned at the end of a quiet private road only a short walk from the beach. This abundantly light and bright property offers a private garden and driveway with space for a motorhome or caravan and early viewing is recommended.

## The spacious accommodation comprises:

### **Hall**

2'11" x 7'08" extending to 11'10" x 3'07"

uPVC door leading into the L-shaped hallway with a built in airing cupboard (measuring 1'11" x 2'04") with shelving, access to the loft which houses the hot water cylinder and has a pull down ladder and plug in lighting, 'Hive' thermostat controls, telephone point and doors to:

### **Kitchen**

9'8" x 10'1"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring gas 'Cannon' hob, double electric 'Zanussi' oven, spaces for a freestanding fridge/freezer, freestanding freezer, freestanding tumble dryer and plumbing for a washing machine, tiled splashbacks and the kitchen also houses the wall mounted 'Valliant' condensing boiler and the wall mounted consumer unit.

### **Reception Room**

16'3" x 11'10"

Light and airy reception room benefiting from a large picture window to front aspect and fitted with a telephone point and TV aerial.

### **Bedroom 1**

12'4" x 10'1"

Spacious double bedroom with a picture window to rear aspect, TV aerial and telephone point.

### **Inner Hallway**

5'7" x 2'4"

Doors to:

### **Bedroom 2**

8'0" x 9'1"

Double bedroom.

### **Bedroom 3**

7'9" x 11'10"

Double bedroom with a picture window to rear aspect.

### **Bathroom**

6'6" x 6'0"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap and shower attachment, hand wash basin with mixer tap and WC with dual flush button both built into vanity, part tiling to the walls.

### **Driveway**

Providing off street parking and space for a motorhome or caravan.

### **Garden**

The property is fronted by a well presented garden laid to lawn with beds full of plants and shrubs. To the rear of the property you will find a privately enclosed garden again laid to lawn with timber fencing to the boundaries, additionally featuring a useful timber and useful metal shed, a fish pond and again beds with an array of beautifully presented plants and shrubs.

## **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,

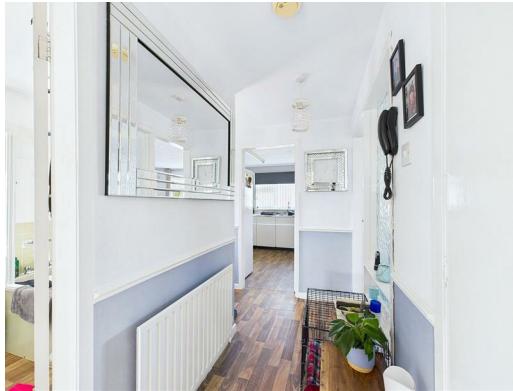
LN9 6PH

Tel. No. 01507 601 111

Website: [www.e-lindsey.gov.uk](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.

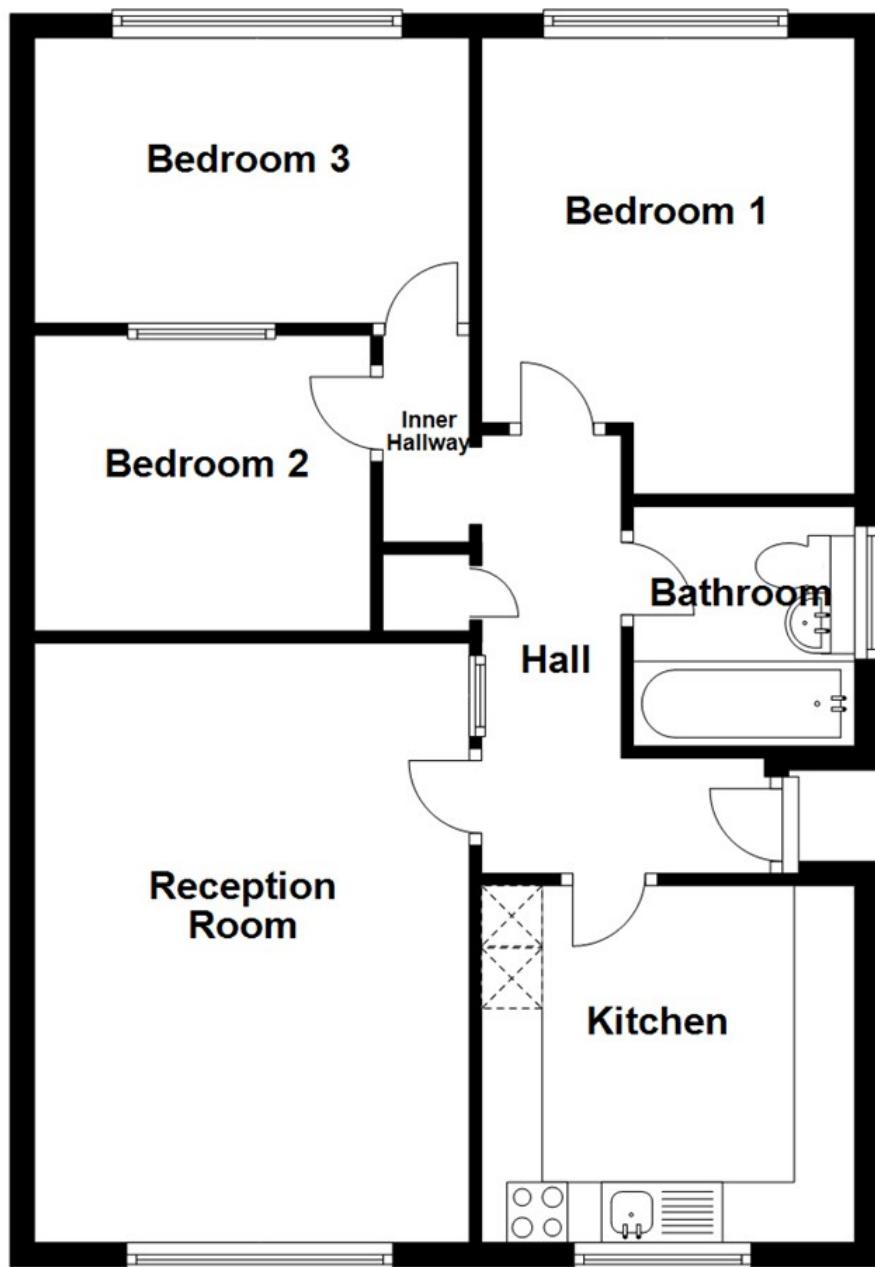
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## Ground Floor

Approx. 66.6 sq. metres (717.1 sq. feet)



Total area: approx. 66.6 sq. metres (717.1 sq. feet)

# Directions

From our Mablethorpe office head South along the A52 towards Sutton on Sea. When you reach Trusthorpe turn right into Millfield and number 21 can be found at the bottom of the road on your left hand side.

