



# CHOICE PROPERTIES

*Estate Agents*

Fair View, 24 Kent Avenue,  
Theddlethorpe, LN12 1QE

Price £260,000



Choice Properties are pleased to offer for sale this spacious two bedroom detached bungalow, located on the outskirts of Theddlethorpe within short distance to both the local amenities and award winning golden sandy beaches. Offering a generously proportioned layout, off road parking, garage and well tended gardens to the rear, early viewing is most certainly advised to appreciate what is on offer.

Benefiting from oil fired central heating, the generously proportioned accommodation comprises:-

### **Kitchen/ dining room**

12'8 x 10'9

Fitted with a range of wall and base units, inset sink with drainer and mixer tap, integrated oven, integrated microwave, plumbing for a washing machine, featured lodge burner, dual aspect windows, radiator.

### **Hallway**

3'4 x 14'3

Access to the loft, doors leading to:

### **Reception room**

13'8 x 13'0

Light and airy reception room, box bay window to front aspect, radiator.

### **Bedroom 1**

11'10 x 13'2

Double bedroom, box bay window to the front aspect, radiator.

### **Bedroom 2**

10'2 x 10'9

Radiator, door leading to:

### **Conservatory**

10'11 x 7'6

Radiator, door leading to:

### **Shower room**

5'11 x 6'9

Three piece suite comprising, low level wc, hand wash basin, shower cubicle, partly tiled walls, radiator.

### **Garden**

To the rear of the property you will find a sizeable garden laid mostly to lawn with timber fencing and low levelled hedging to the boundaries. The low levelled hedging allows you to enjoy the beautiful open views to the rear, and the rear garden additionally features from a large paved patio seating area, perfect for outdoor dining or entertaining and access to the outside store.

### **Garage**

With an up and over door, side window, side pedestrian door, power and lighting.

### **Driveway**

Providing off road parking.

## **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 B.

## **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.

## **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.

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<sup>m</sup>  
833 ft<sup>2</sup>

(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

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn right onto the High Street, at the junction turn left onto Quebec Road and keep on this road, at the end near the Seal Sanctuary the road bends to the left, this is where Kent Avenue begins and number 7 can be found on your right hand.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		55	66
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		

