CHOICE PROPERTIES

Estate Agents

17 Marlborough Drive, Mablethorpe, LN12 2BA

Guide Price £200,000



It is a pleasure for Choice Properties to introduce to the market this well presented and generously proportioned two bedroom detached bungalow, situated in a highly regarded and sought after residential position in Mablethorpe; within close proximity to both the award winning beaches and local amenities on offer. Boasting an expansive driveway, a sizeable and privately enclosed garden, garage and additional sun room, early viewing is advised to appreciate this beautiful home on offer. NO UPPER CHAIN.

Benefiting from a mains gas central heating system, the accommodation comprises:-

Sun Room
11'08" x 14'08"
Front uPVC door leading into the sun room with a PVC solid roof, triple aspect windows, a door to the garage, tiled flooring and double opening 'French' doors to the rear garden. Door through to the:

Hallway
13'03" x 3'10"
'L' shaped inner hallway with laminate flooring, inset spot lighting, access to the loft and a built in airing cupboard housing the hot water cylinder.

Kitchen/Breakfast Room
8'09" x 12'09"
Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring gas hob with extractor hood over, integrated 'Beko' oven, space for a freestanding fridge/freezer, space for a slimline dishwasher, space and plumbing for a washing machine, tiled splashbacks and ample space for a dining table. The kitchen also houses the wall mounted 'Baxi' condensing boiler, as well as the wall mounted consumer unit.

Reception Room
10'03" x 14'09"
Light and airy reception room benefiting from an angled bay window to front aspect and fitted with a gas fireplace and TV aerial.

Bedroom 1
9'05" x 12'10"
Spacious double bedroom.

Bedroom 2
9'07" x 10'06"
Double bedroom.

Shower Room
5'08" x 8'02"
Fitted with a three piece suite comprising a large walk in shower enclosure with electric 'Triton T80 Easi Fit+' shower over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, tiled flooring, partly tiled walls, heated towel rail and extractor fan.

Driveway
Expansive paved driveway providing ample off road parking for several vehicles or a caravan/motorhome.

Garage
9'00" x 17'01"
With an electric roller door, side pedestrian door to the Sun Room, rear uPVC window, power and lighting.

Gardens
The property is fronted by a well tended garden, laid to lawn with shingle and small shrubs to the boundaries.

To the rear of the property you will find a garden, again mostly laid to lawn, with well established hedging and timber fencing to the boundaries, but further benefiting from a useful timber shed, a greenhouse, an array of fruit trees and a paved patio seating area, ideal for outdoor dining or relaxing.

Tenure
Freehold.

Viewing arrangements
By appointment through Choice Properties on 01507 472016.

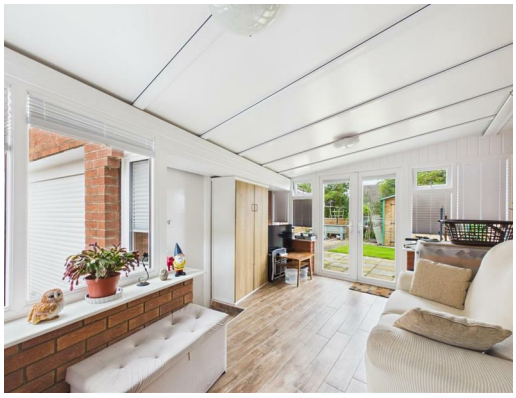
Opening hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

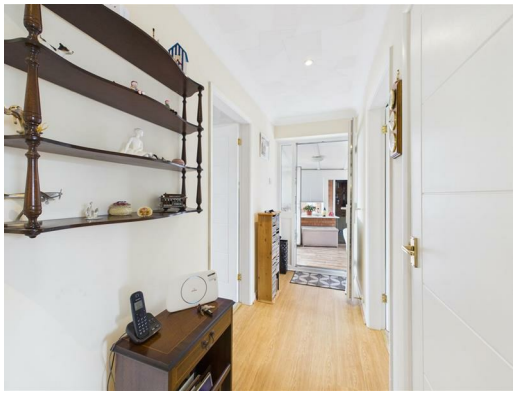
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you 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 B.

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(1)

895 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

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street, carry on past the CO-OP supermarket, past the Police Station and turn left opposite the Primary School onto Church Road. Take your first left onto Cheltenham Way and Marlborough Drive is located immediately to your left. Number 17 can be found towards the bottom of the road; on your left hand side.

