



CHOICE PROPERTIES

Estate Agents

29 Long Acre,
Mablethorpe, LN12 1JF

Price £185,000



Choice Properties are delighted to bring to the market this fantastic two bedroom semi detached bungalow located only a short walk from the beach. This stylish property offers a fabulous low maintenance garden with summerhouse and outside bar to be included in the sale.

The well presented and spacious accommodation comprises:

Entrance Hall

15'5" x 6'7"

Reception Room/Dining Room

25'4" x 8'9"

Large room with space for dining.

Kitchen

15'1" x 9'3"

Fully fitted kitchen with wall and bases units and work surfaces over, tiled splash backs, double electric oven with 4 ring induction hob and extractor over, Lamona sink with mixer tap. Worcester boiler fitted in 2019, space for a washing machine and space for a fridge.

Bedroom 1

15'0" x 10'11"

Built in wardrobes.

Shower room

7'0" x 6'4"

Tiled walls, Mira electric shower, heated towel rail, wash basin and w.c with push flush and cupboards beneath.

Landing

10'8" x 3'10"

Bedroom 2

13'11" x 9'7"

Garden Room

14'9" x 5'7"

Accessed via the garden and with a door through to the front of the property, an ideal area for secure covered storage.

Driveway

Providing off street parking.

Garden

The property is fronted by a garden laid with artificial lawn and edged by an attractive low level fence. To the rear of the property you will find a privately enclosed garden laid with artificial lawn. There is a decked seating area, covered hot tub area with hot tub to be included in the sale, a brilliant summerhouse, outside bar and useful timber shed. To the side of the property is a garden room which provides a useful storage space for bikes/tools etc.

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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A

Viewing arrangements

By appointment through Choice Properties on 01507 472016

Opening hours

Monday to Friday 9.00 a.m. to 5.00 p.m.

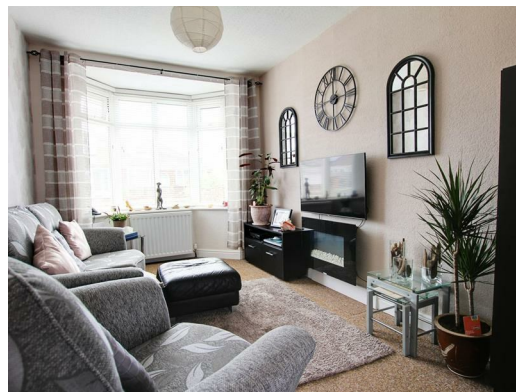
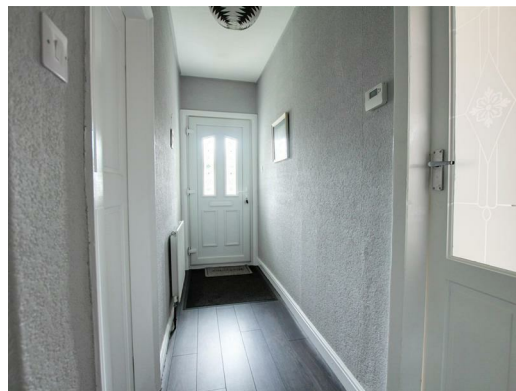
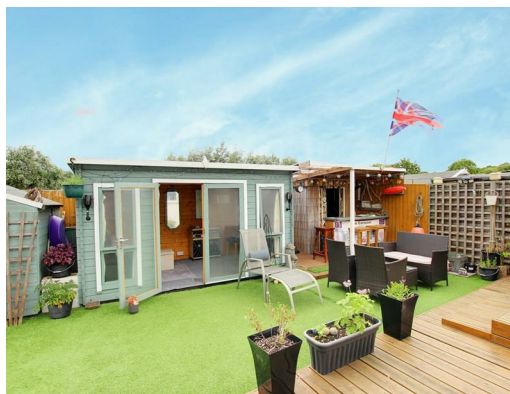
Saturday 9.00 a.m. to 3.00 p.m.

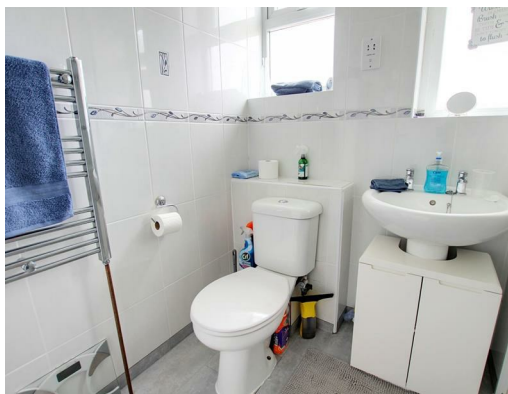
Making an offer

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.

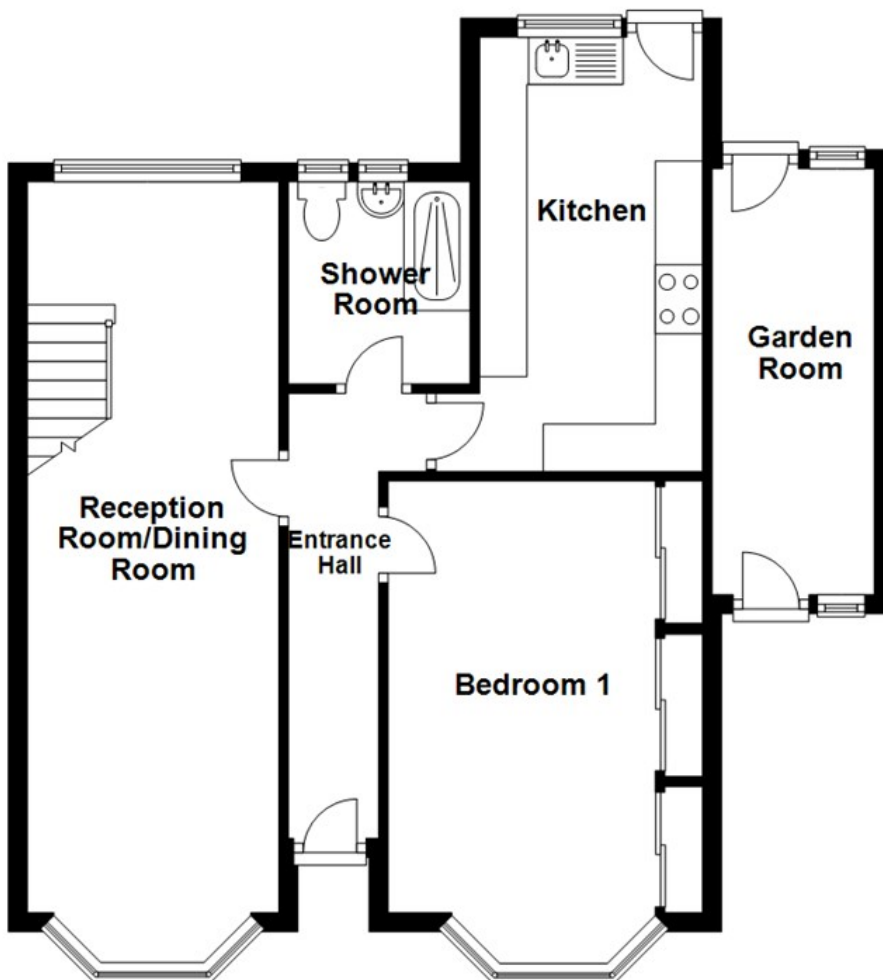
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

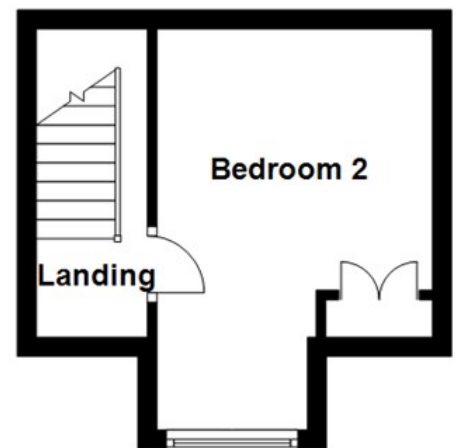




Ground Floor



First Floor



Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street and take your first right onto Wellington Road, then follow along to the bottom of this road. At the junction turn right onto Byron Road and then take your first left onto Long Acre. Number 29 is located on your left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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	

