



CHOICE PROPERTIES

Estate Agents

7 Brickyard Cottages,
Mablethorpe, LN12 2EW

Price £255,000



Choice Properties are delighted to offer for sale this most spacious three bedroom, two bathroom semi-detached dormer bungalow, occupying a pleasant position just moments away from the local amenities and the golden sandy beaches. Offering ample living space, standing in a generous plot with ample off road parking, a spacious garage and a useful summerhouse to the front and located on a sought after private road, early viewing of this impressive home is certainly advised!

Benefitting from uPVC double glazing and gas central heating, this spacious accommodation comprises:

Entrance Hall

uPVC entrance door. Radiator. Staircase to the first floor landing. Under stairs storage cupboard.

Reception Room

Light and airy reception room. TV aerial point. Radiator.

Kitchen

Fitted with a range of stylish wall and base units with work surfaces over, resin sink unit and drainer with mixer tap, integrated oven and four ring gas hob with extractor over, plumbing for a washing machine, space for freestanding fridge/freezer. Wall mounted 'Worcester' combination boiler. Radiator.

Bedroom 3

Double bedroom. Radiator.

Shower Room

Fitted with a modern three piece suite comprising a walk in shower enclosure, pedestal hand wash basin and dual flush wc. Towel rail radiator. Part tiled walls.

First Floor Landing

With loft access and double doors opening to further storage space.

Bedroom 1

Spacious double bedroom. Radiator.

Bedroom 2

Spacious double bedroom. Radiator.

Bathroom

Fitted with a white three piece suite comprising a panelled bath tub with separate hot and cold taps over, pedestal hand wash basin and dual flush wc. Part tiled walls. Towel rail radiator.

Outdoors

The property stands proudly in a generous plot and benefits from a gravelled driveway to the front, which extends past the gates to the side of the property leading to the garage, providing ample off road parking. Also to the front of the property is a sizeable timber summer house, which is currently used as a bar, offering extra space for entertaining. The garage benefits from an up and over door to the front, pedestrian door to the side, power and lighting. To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid mostly to lawn and benefits from a useful timber shed and an undercover decked seating area.

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 B.

Viewing Arrangements

By appointment through Choice Properties on 01507 472016.

Opening Hours

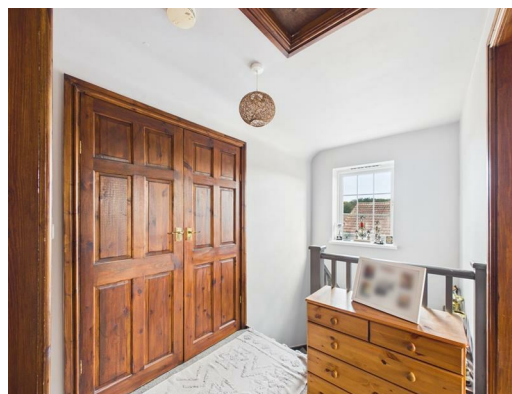
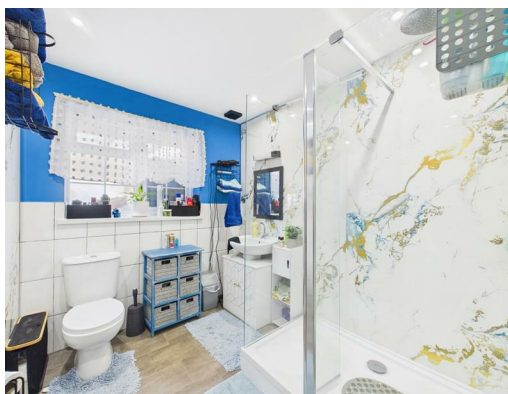
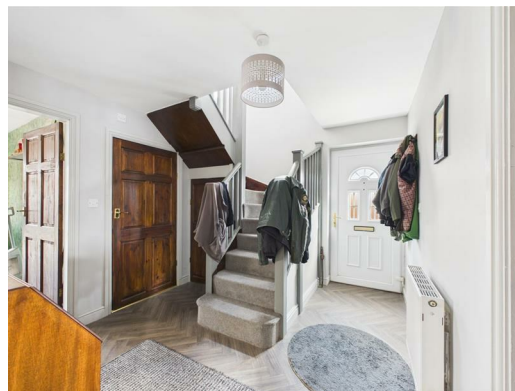
Monday - Friday: 9am-5pm
Saturday: 9am-3pm

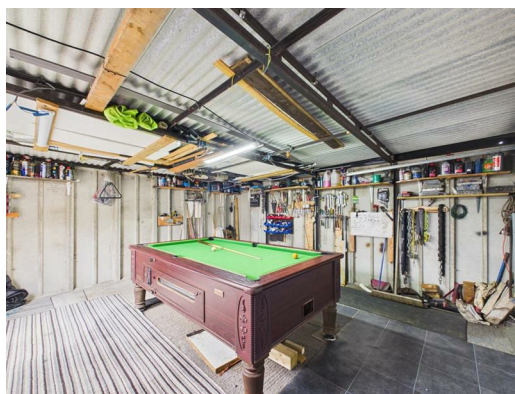
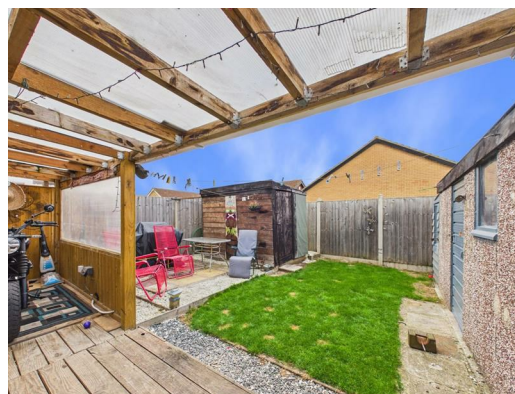
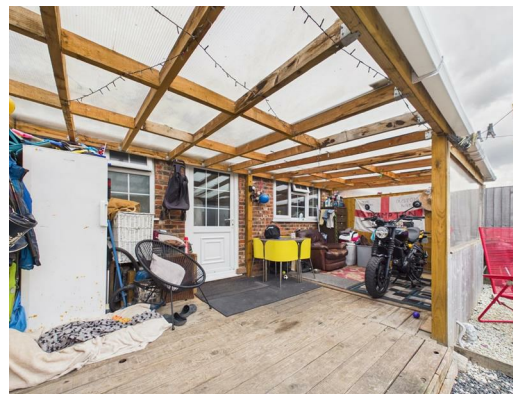
Making an Offer

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 regulations 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.









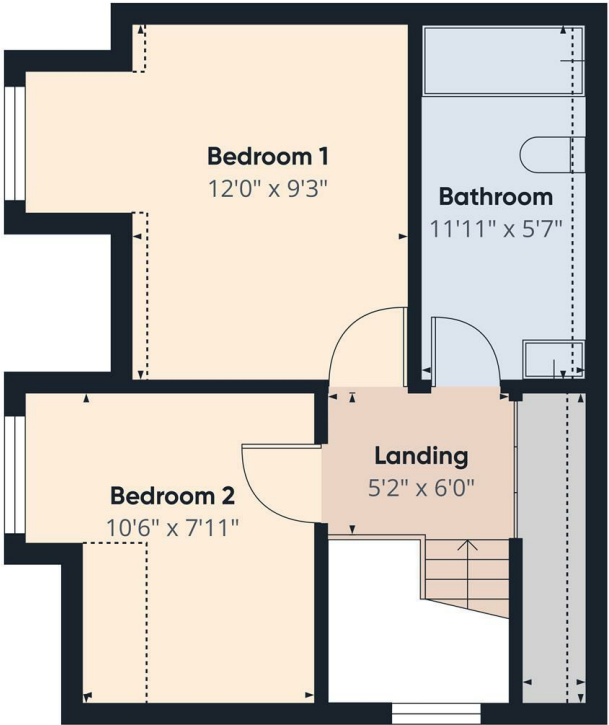
Approximate total area¹⁾
1012 ft²

(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.

GIRAFFE360

Floor 0



Approximate total area¹⁾
349 ft²
Reduced headroom
25 ft²

(1) Excluding balconies and terraces

Reduced headroom:
..... Below 5 ft

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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Floor 1

Directions

From our Mablethorpe office head North to the traffic lights. Turn left onto the High Street and carry on until you reach the Primary School. When you reach the primary School take the turn onto Church Road (straight ahead) and Brickyard Cottages can be found almost immediately on your left hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

