



CHOICE PROPERTIES

Estate Agents

29 Aqua Drive,
Mablethorpe, LN12 2YB

Price £204,995



Choice properties are delighted to bring to the market this spacious, well laid out two bedroom semi detached bungalow. Situated in a quiet residential position, only a short walk from both the local amenities and golden sandy beaches of Mablethorpe. This property offers a low maintenance gardens, off road parking and utility room. Early viewing advised.

This spacious, well laid out accommodation comprises:

Hallway

16'1 x 2'9

Access to the loft, doors leading to:

Bedroom 2

10'0 x 9'2

Bedroom, double glazed window to the front aspect, radiator.

Reception room

16'3 x 11'10

Light and airy reception room, featured electric fireplace, dual aspect double glazed windows.

Shower room

5'8 x 9'1

Three piece suite comprises, low level wc, hand wash basin, shower cubicle, partly tiled walls, frosted double glazed window, towel radiator.

Bedroom 1

8'11 x 12'2

Double bedroom, fitted wardrobes, double glazed window to the rear aspect.

Kitchen / dining room

12'1 x 10'11

Fitted with a range of wall and base units, inset one and a half bowl sink with drainer and mixer tap, integrated oven and hob, partly tiled walls, double glazed window to the rear aspect, radiator.

Utility room

6'10 x 9'3

Space for appliances, plumbing for a washing machine, doors leading to kitchen , garage and conservatory.

Conservatory

9'5 x 21'6

Radiator, door leading to:

Garden

To the rear of the property you will find a generously sized and privately enclosed garden, mostly laid to lawn with timber fencing to the boundaries. The rear garden additionally benefits from a large porcelain paved patio seating area, providing the ideal space for outdoor dining or entertaining, borders laid to shingle for ease of maintenance and providing ample space for a variety of potted plants and a useful composite shed.

Driveway

Block paved driveway, providing ample off road parking for multiple vehicles.

Garage

Electric up and over door, combination boiler.

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

Viewing by appointment through Choice Properties on 01507 472016.

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.

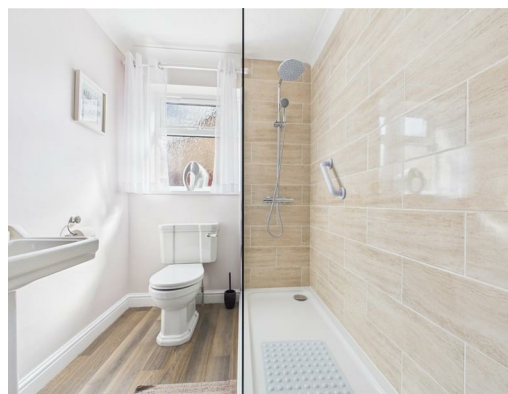
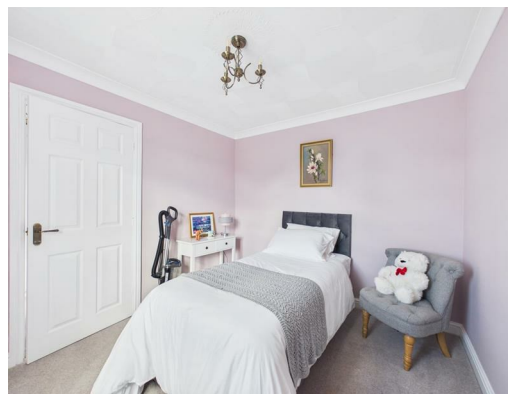
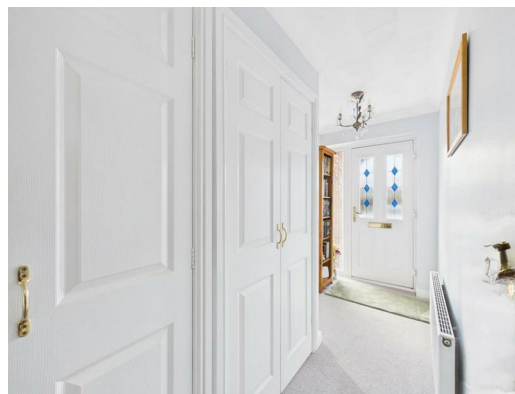
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

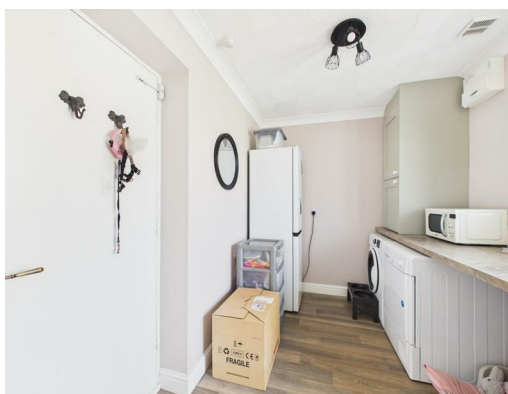
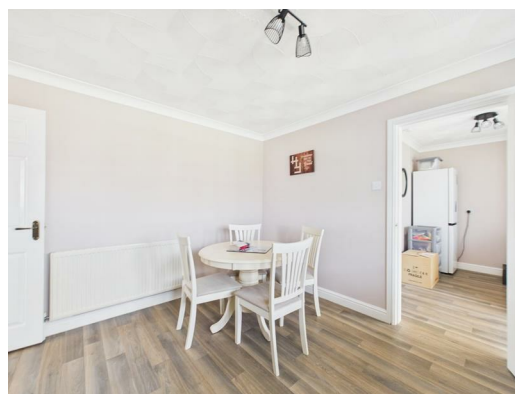
Opening hours

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. 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⁾
950 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 south along Victoria Road, at the Eagle Hotel turn right onto the Seaholme Road. Aqua Drive is the fifth turning on your left hand side (including Harlequin Drive) and number 29 can be found about halfway up on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			68
(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	

