CHOICE PROPERTIES
Estate Agents

9 The Strand, Mablethorpe, LN12 1BQ

Price £159,950

Choice Properties are delighted to offer for sale this spacious two bedroom detached bungalow, occupying a pleasant position just moments from the local amenities and the award winning golden sandy beaches. Benefitting from privately enclosed gardens to the rear and offering a buyer huge potential to modernise throughout, early viewing is certainly advised!

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Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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This spacious accommodation comprises:

Entrance Hall
Wall mounted 'Worcester' combination boiler. Plumbing for a washing machine.

Kitchen
Fitted with wall and base units with work surfaces over, resin sink unit and drainer with mixer tap, integrated oven and four ring electric hob with extractor over. Spot lights. Tiled walls.

Reception Room
Light and airy reception room with gas fireplace set in feature surround with wooden mantle. Bow window to the front aspect.

Bedroom 1
Spacious double bedroom.

Bedroom 2
Spacious double bedroom.

Shower Room
Fitted with a three piece suite comprising a walk in shower enclosure with mains fed shower, dual flush wc and hand wash basin set into vanity unit. Heated towel rail.

Driveway
Providing off road parking.

Garage
With up and over door to the front and side access pedestrian door.

Garden
To the rear of the property is a privately enclosed garden with timber fencing to the boundaries, which is paved for ease of maintenance.

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

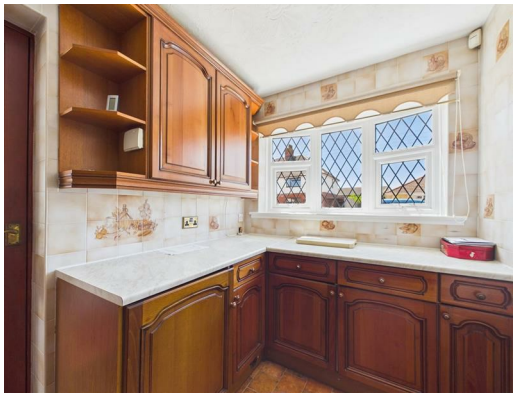
Viewing Arrangements
By appointment through Choice Properties on 01507 472016.

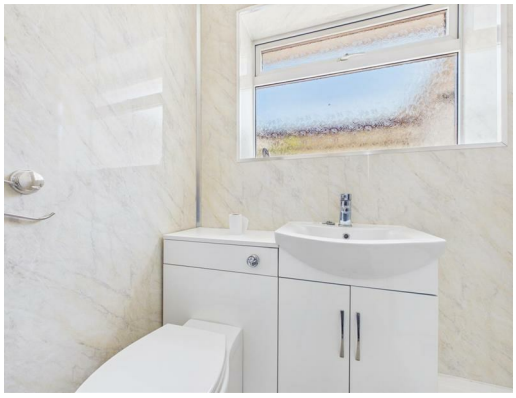
Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

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 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.





Approximate total area(1)

609 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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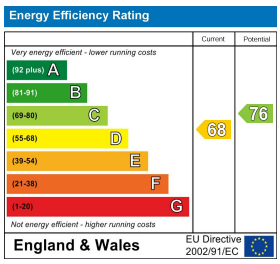
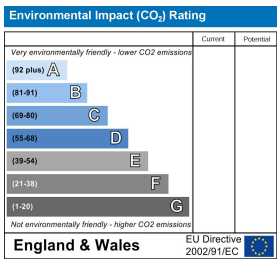
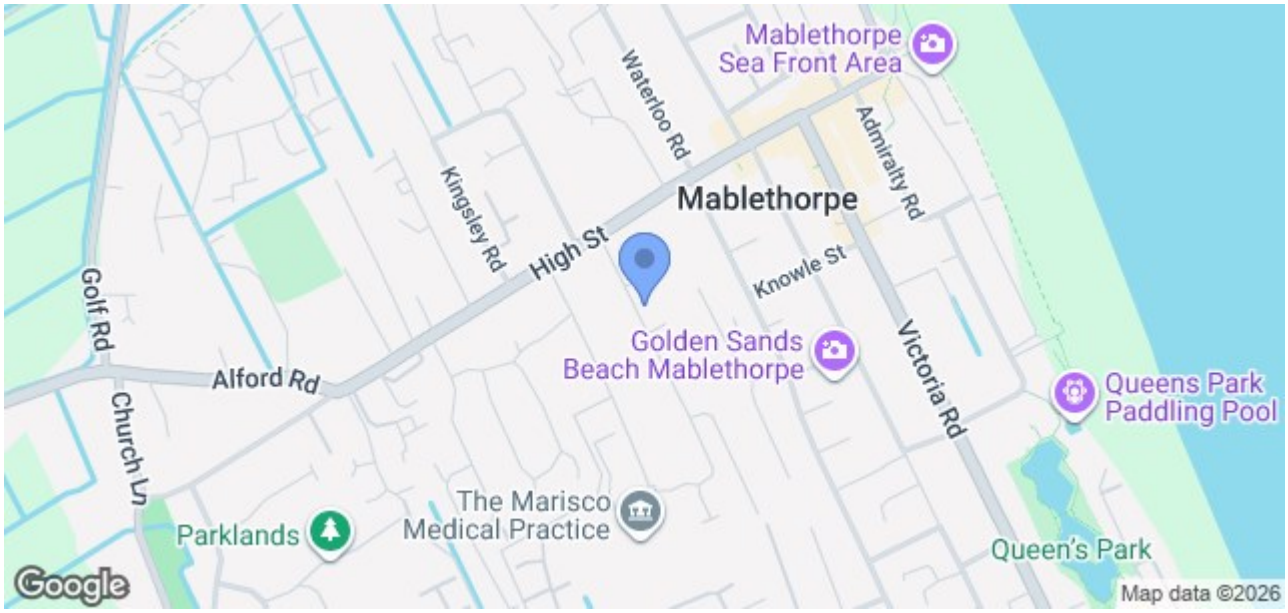
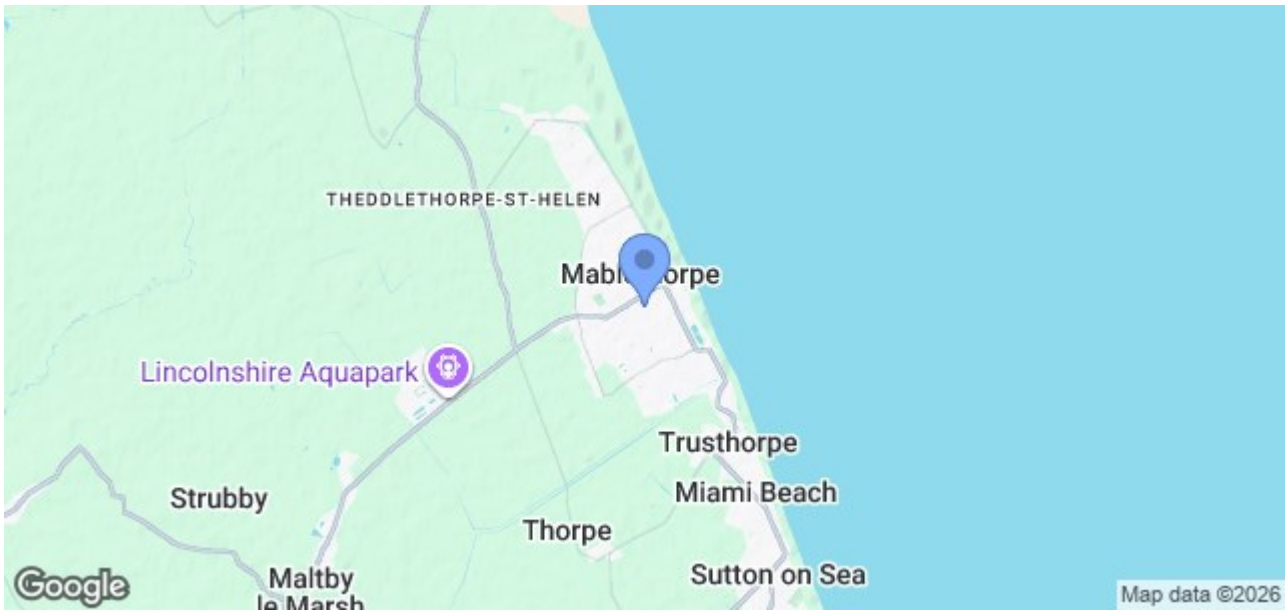
Directions

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, take your next left onto the Strand and number 9 can be found on your left hand side.