



# CHOICE PROPERTIES

## *Estate Agents*

Weston Dene Station Road,  
Mablethorpe, LN12 1PF

Chain Free £349,950



Choice Properties are delighted to offer for sale this most spacious detached bungalow which offers a potential buyer huge potential to renovate and modernise throughout. Occupying a pleasant rural position in the sought after village of Theddlethorpe, the property further benefits from expansive gardens to the front and rear. Early viewing is certainly advised!

This spacious accommodation comprises:

### **Entrance Hall**

Wooden front entrance door. Tiled flooring.

### **Hallway**

Tiled flooring. Built in storage cupboard.

### **Reception Room**

Fireplace set in brick feature surround with wooden mantle. Sliding doors to the garden.

### **Study**

Dual aspect windows.

### **Kitchen**

Fitted with a range of wall and base units with work surfaces over, double stainless steel sink unit and drainer with mixer tap, integral oven and four ring gas hob with extractor over, space for freestanding fridge/freezer. Ample space for dining table. Log burning stove set in brick feature surround with tiled hearth and wooden mantle. Tiled flooring and part tiled walls.

### **Utility**

Plumbing for a washing machine and dishwasher. Stainless steel sink unit. Built in storage cupboard. Door to garage and door to the back garden.

### **WC**

Fitted with wc and hand wash basin. Tiled flooring.

### **Bedroom 1**

Spacious double bedroom. Dual aspect windows.

### **En-Suite**

Fitted with a three piece suite comprising shower enclosure, pedestal hand wash basin and wc. Tiled flooring. Part tiled walls.

### **Bedroom 2**

Spacious double bedroom. Bow window to the front aspect.

### **Bedroom 3**

Dual aspect windows.

### **WC**

Fitted with wc and hand wash basin. Tiled flooring.

### **Bathroom**

Fitted with a four piece suite comprising bath tub with separate hot and cold taps, hand wash basin set in vanity unit, wc and bidet. Tiled flooring.

### **Double Garage**

With two up and over garage doors. Electric consumer unit. Loft access.

### **Driveway**

Providing ample off road parking for several vehicles.

### **Gardens**

The property further benefits from expansive, enclosed gardens to the front and rear which are mainly laid to lawn.

## **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](http://www.e-lindsey.gov.uk)

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

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 472016.

## **Opening Hours**

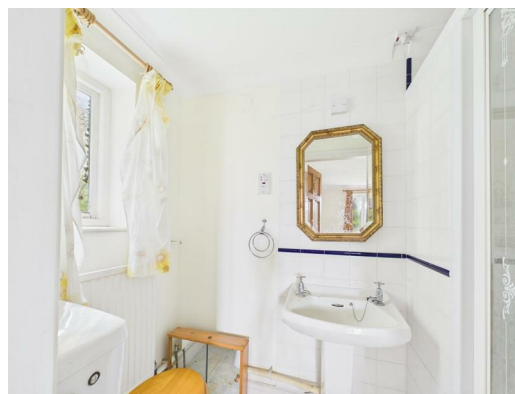
Monday - Friday: 9am - 5pm  
Saturday: 9am - 3pm

## **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<sup>(1)</sup>  
1634 ft<sup>2</sup>

(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 right onto the High Street, at the junction turn left onto Quebec Road. Continue on this road, round the bend. Follow this road to the bottom and then at the junction turn right onto Mablethorpe Road (A1031). In Approx. 2 miles, on the bend, take your left hand turning onto Rotten Row. Continue down this road onto Mill road and then turn right on to Station Road and the property can be found on your right 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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

