CHOICE PROPERTIES

Estate Agents

3 Orchard Close, Mablethorpe, LN12 1JN

Reduced To £224,900



Choice Properties are delighted to bring to the market this stylish and spacious two bedroom detached bungalow located in a quiet cul de sac only a short distance from the beach and town centre. This fantastic property is offered with no upper chain and early viewing is advised.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel: (01507) 472016 Email: mablethorpe@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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The property has the benefit of Gas fired central heating and UPVC double glazed windows and doors. The spacious and modernised internal accommodation consists of:-

Porch
4'0" x 6'2"
Sensor light. Tiled floor. Door to:

Open Plan Kitchen/ Reception/Diner
21'0" x 14'1"
'L' shaped. Measurements to widest points. The Kitchen Area consists of a modern fitted kitchen with wall and base units incorporating integral washing machine along with gas hob with extractor hood over, electric oven and microwave. One & half bowl stainless steel sink unit and drainer with mixer tap with view through oriel window. Part tiled walls. Recently updated electric trip box. Laminate flooring. Island unit with storage front and back and extended work surface creating breakfast bar area. This opens to the Lounge Area which has laminate flooring continued from the kitchen. Dual fuel stove. Radiator. Sliding patio doors leading on to the paved patio area and rear garden.

Hallway
3'5" x 8'6"
Laminate flooring. Radiator. Loft access. Storage cupboard. Boiler cupboard housing 'Ideal Logic Plus' gas fired combination boiler which supplies the central heating and domestic hot water.

Bedroom 1
9'6" x 12'8"
Radiator. Laminate Flooring

Bedroom 2
11'6" x 8'0"
Radiator. Laminate Flooring

Shower Room
5'9" x 8'6"
Modern Shower Room suite consisting of large shower cubicle with mains mixer shower, w.c. with concealed cistern and hand basin set in vanity unit with integrated storage. Part tiled walls. Tiled floor. Radiator. Two mirrored wall storage units with integrated demisters and internal shaver points.

Driveway
Paved driveway providing off road parking.

Garage
18'8" x 8'7"
With up and over door. Side access door. Power and lighting. Pitched roof with loft access.

Garden
To the rear of the property you will find an attractive and generously sized garden which is privately enclosed with timber fencing to the boundaries and adorned with established plants, trees and shrubbery to the borders. There is a paved patio seating area located outside the reception, creating an ideal space for outdoor entertainment or relaxing in the sunshine. A gate to the side of the property provides access to the front. A timber storage shed is also included in the sale.

Tenure
Freehold

Viewing arrangements
By appointment through Choice Properties on 01507 472016.

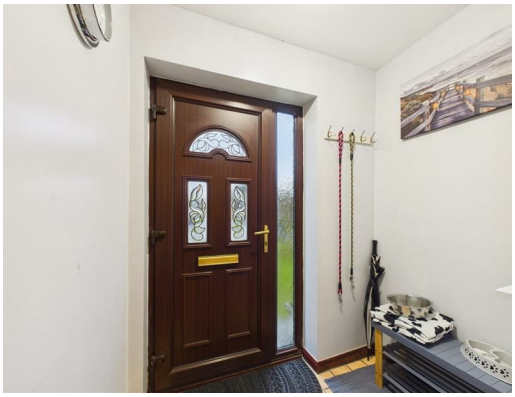
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving license. If you are travelling from afar we would advise brining 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
Viewing by appointment through Choice Properties on 01507 472016.

Council Tax Band
Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
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

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.





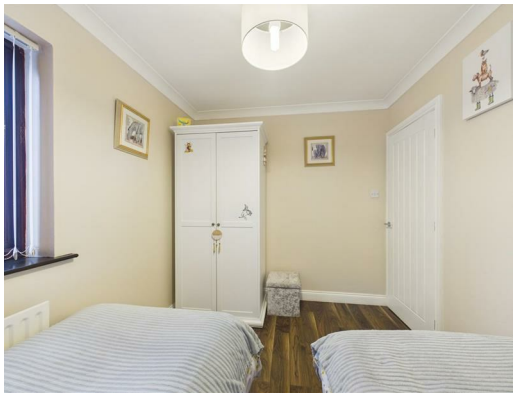








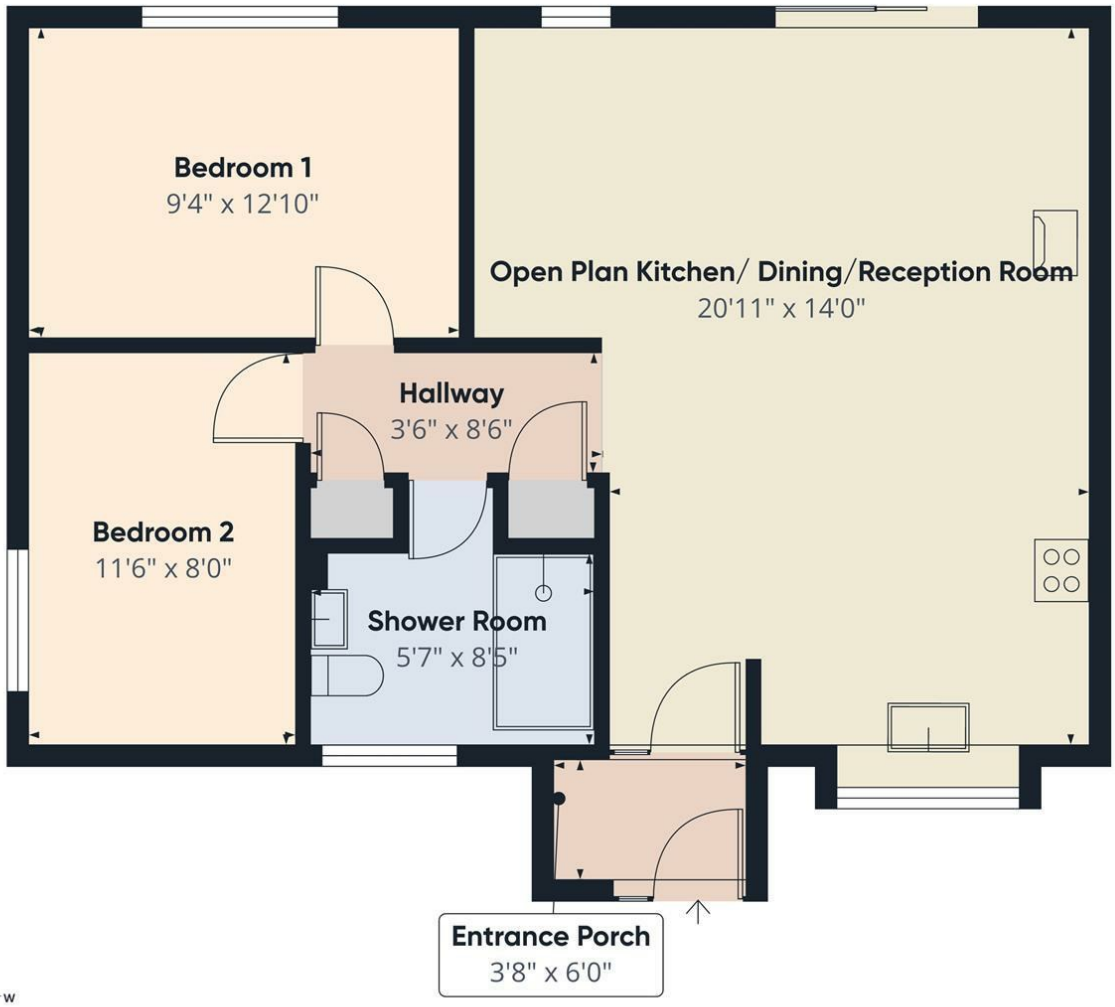












Approximate total area[1]

663 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 to the traffic lights. At the traffic lights turn left onto the High Street. Follow along onto Alford Road and turn right onto Golf Road. Orchard Way is the next turning on the right.

