CHOICE PROPERTIES

Estate Agents

12A Brooke Drive, Mablethorpe, LN12 2DA

Price £275,000



It is a pleasure for Choice Properties to introduce to the market this most spacious and beautifully presented two bedroom detached bungalow, situated in the ever sought after and quiet residential spot of Brooke Drive, only a short walk to both the award winning beaches and local amenities on offer in Mablethorpe. Benefiting from a number of recent renovations by the current owners, including a number of new carpets, new shower room suite, new combination boiler and redecoration throughout, early viewing is most certainly advised to appreciate this fantastic home on offer.

Offering generously proportioned rooms throughout with a desirable layout, the abundantly light and beautifully maintained accommodation comprises:-

Entrance Porch
7'02" x 4'01"
Entrance via uPVC door to the front aspect, door to:-

Hallway
10'04" x 4'04" extending to 2'09" x 13'02"
L-shaped, Fitted storage cupboards, cupboard housing the gas combination boiler which supplies the central heating and hot water, Access to the loft area, Smoke alarm, Programmer and thermostat controls for the central heating system, Radiator.

Kitchen/Dining Room
10'09" x 17'05"
Fitted with a range of wall and base units with complimentary worksurfaces over, one and a half bowl sink unit with drainer and mixer tap, cooker point, space for fridge/freezer, plumbing for a washing machine, plinth lighting, inset spot lights to the celling, tiled flooring, door to side aspect leading into:-

Garden Room
11'03" x 29'08"
With pedestrian doors to the front and rear aspect, enclosed roof, paved flooring.

Reception Room
15'10" x 11'11"
Spacious reception room, TV Aerial point, telephone point, feature fireplace, French double opening patio doors leading to:-

Conservatory
14'04" x 7'05"
With triple aspect windows overlooking the garden, solid roof, French double opening patio doors leading to:-

Bedroom 1
10'04" x 9'11"
Spacious double bedroom with an opening through to the:

Dressing Area
7'00" x 9'08"
Featuring an array of fitted wardrobes.

Bedroom 2
8'05" x 14'05"
Spacious double bedroom.

Shower Room
8'05" x 7'09"
Fitted with a stylish three piece suite comprising a large walk in shower cubicle with mermaid boarded walls and mains fed double shower head over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, heated towel rail.

Driveway
Spacious paved driveway providing off road parking for several vehicles including a caravan/motorhome.

Garage
9'04" x 17'01"
Up and over door, outside tap, power and lighting.

Garden
To the rear of the property you will find a generously sized and privately enclosed garden with timber fencing to the boundaries. The garden is partly laid to lawn and features a variety of plants trees and shrubbery throughout. There are two spacious paved patio seating areas which are ideal for relaxing in the sunshine or outdoor dining.

Tenure
Freehold.

Viewing arrangements
By appointment through Choice Properties on 01507 4672016.

Opening hours
Mon-Fri 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 together with a current utility bill. 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.

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 - C.

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)

1391 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 office head south along Victoria Road, at the Eagle Hotel turn right onto Seaholme Road, take your first left onto Dymoke Road and then your second left onto Brooke Drive. Then turn left and 12a can be found at the bottom of the road on your left hand side.







