



CHOICE PROPERTIES

Estate Agents

55 St. Andrews Road,
Mablethorpe, LN12 1JB

Price £200,000



It is a pleasure for Choice Properties to present for sale this well maintained two bedroom (two bathroom) semi-detached dormer bungalow, conveniently situated within close proximity to both the award winning golden sandy beaches and the amenities on offer in Mablethorpe. Boasting well established gardens to the rear, a generously proportioned interior layout, a garage and outbuildings, early viewing is most certainly advised to appreciate this wonderful home on offer.

Benefiting from a mains gas central heating system, the beautifully maintained accommodation comprises:-

Entrance Porch

4'03" x 4'06"

Front uPVC door leading into the entrance porch with wall lighting and an opening to:

Reception Room

10'09" x 14'04"

Light and airy reception room benefiting from a bay window to front aspect and fitted with a gas fire set in feature surround, a TV aerial and air conditioning unit.

Kitchen/Dining Room

10'10" x 13'09"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring gas hob with stainless steel extractor hood over, integrated 'Bosch' oven, space and plumbing for a washing machine, integrated under-counter fridge/freezer, laminate flooring, ample space for a dining table, TV aerial, inset spot lighting, under-stair storage cupboard and a uPVC door to:

Utility Area

3'09" x 9'00"

With space for a freestanding tumble dryer, tiled flooring, a polycarbonate roof and double opening 'French' doors to the garden.

Lobby

4'02" x 6'00"

With inset spot lighting, a door to the WC and stairs to the first floor.

WC

4'03" x 5'07"

Fitted with a WC with dual flush button, hand wash basin with mixer tap; built into vanity, tiled flooring and partly tiled walls.

Bedroom 2

10'08" x 8'07"

Double bedroom with LVT flooring, a TV aerial, a uPVC pedestrian door to the garden and a door to the:

Shower Room

5'04" x 8'07"

Fitted with a three piece suite comprising a large shower enclosure with sliding door and mains fed shower head over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, tiled flooring, partly tiled walls, inset spot lighting and an extractor fan.

Bedroom 1

10'06" x 15'09"

Spacious double bedroom benefiting from dual aspect windows, a TV aerial, skylight window and doors to:

Walk in Wardrobe

5'01" x 9'06"

With inset spot lighting, railing and shelving.

En-suite Bathroom

10'07" x 7'06"

Fitted with a four piece suite comprising a corner jacuzzi bath tub with mixer tap and shower attachment, large shower enclosure with sliding door and mains fed shower head over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, tiled flooring, tiled walls, inset spot lighting and an extractor fan.

Store Room

7'06" x 3'11"

With laminate flooring and housing the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

Driveway

Shared driveway.

Garage

10'09" x 20'02"

With a side pedestrian door, power and lighting.

Outside Store

10'09" x 5'11"

With power.

Workshop/Hobby Room

9'05" x 12'06"

With power and lighting.

Gardens

To the rear of the property you will find a privately enclosed and well established garden, laid mostly with paving slabs for ease of maintenance with timber fencing to the boundaries. The rear garden benefits from an array of planters, housing a variety of vibrant plants and shrubs, as well as a small pond, ample seating areas, perfect for outdoor dining or entertaining, and access to the various outbuildings.

Tenure

Freehold.

Viewing arrangements

Viewing by appointment through Choice Properties on 01507 472016.

Opening hours

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

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.

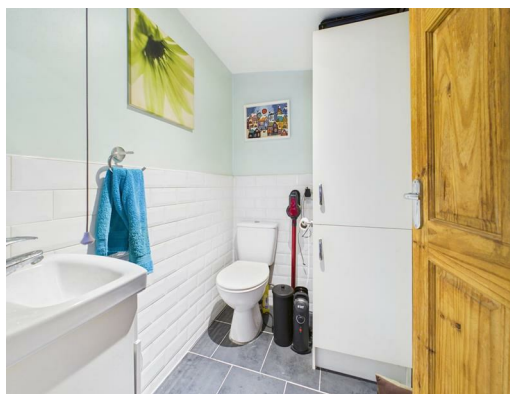
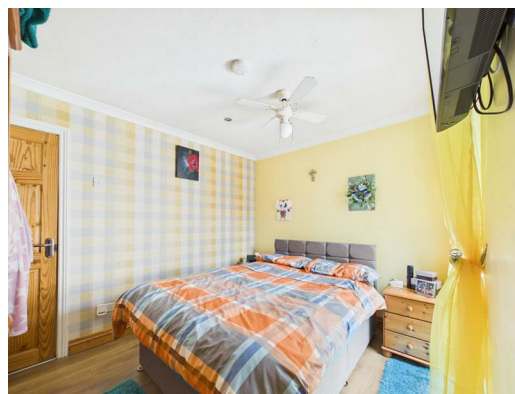
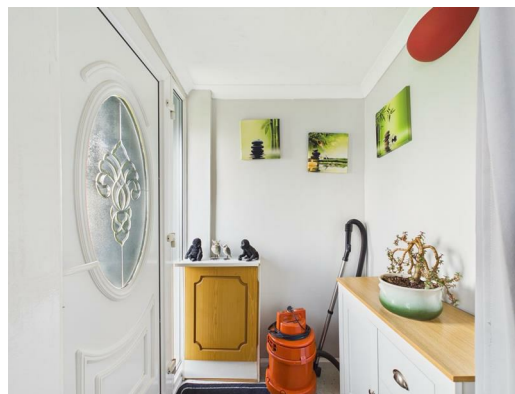
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

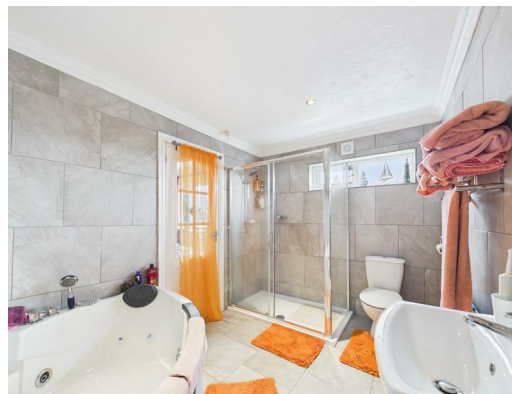
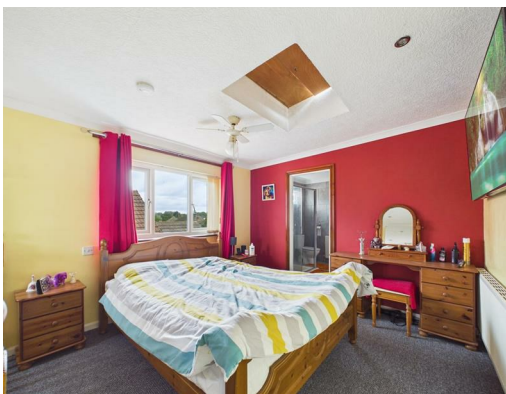
Council tax band

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.

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.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾

1260 ft²

Reduced headroom

31 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Upon leaving the Mablethorpe office head North towards the traffic lights and turn right onto the High Street, at the pullover turn left onto Quebec road. Travel along Quebec road until you reach the cinema then take your immediate left onto Golf Road. Your first turning on the left hand side will be St. Andrews Road and number 55 can be found on your left 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 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	

