



CHOICE PROPERTIES

Estate Agents

33 Aqua Drive,
Mablethorpe, LN12 2YB

Price £199,950



It is a pleasure for Choice Properties to bring to the market this well presented two bedroom semi-detached bungalow, occupying a pleasant position in the sought after Aqua Drive, close to the local amenities and golden sandy Blue Flag beaches. Further benefitting from a generously sized and beautifully maintained garden to the rear, early viewing is certainly advised!

Benefitting from gas central heating and uPVC double glazing, this impressive accommodation comprises:

Entrance Porch

4'7" x 3'2"

With a polycarbonate roof and uPVC double glazed entrance door.

Hallway

3'7" x 15'11"

Built in storage cupboard housing the wall mounted combination boiler, double storage cupboard, radiator, loft access.

Kitchen

7'5" x 10'6"

Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit and drainer, integrated double oven and four ring gas hob with extractor over, plumbing and space for a washing machine. Radiator. Tiled walls. Side access entrance door.

Reception Room

11'7" x 14'9"

Light and airy reception room with double opening patio doors leading to the garden. TV aerial point. Feature fireplace surround. Radiator.

Bedroom 1

7'7" x 9'4"

Spacious double bedroom with built in wardrobes. Radiator.
(Measurements to the built in wardrobes)

Bedroom 2

9'5" x 10'10"

Spacious double bedroom. Radiator.

Shower Room

5'8" x 6'9"

Fitted with a white three piece suite comprising a large walk-in shower enclosure, pedestal hand wash basin and dual flush wc. Tiled walls. Radiator.

Driveway

A gravelled driveway to the front extends past the double opening timber gates and provides ample off road parking.

Garage

With an electric roller door to the front, pedestrian access door to the rear, power and lighting.

Garden

To the rear of the property you will find a beautifully kept, privately enclosed garden with timber fencing to the boundaries. The patio doors in the reception room open onto the well maintained paved patio area, perfect for entertaining or outdoor dining. The garden then benefits further from gravelled and lawned areas, as well as two useful garden sheds.

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

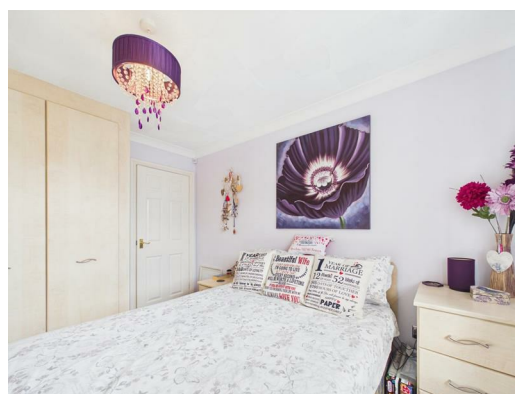
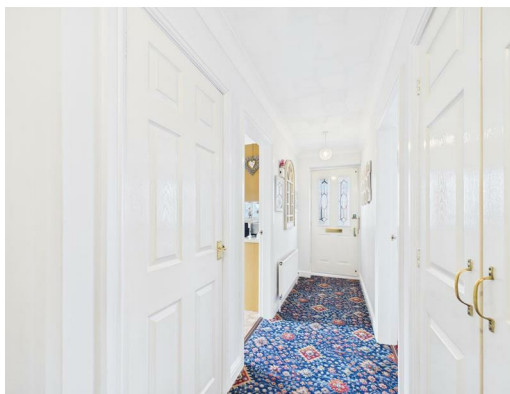
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

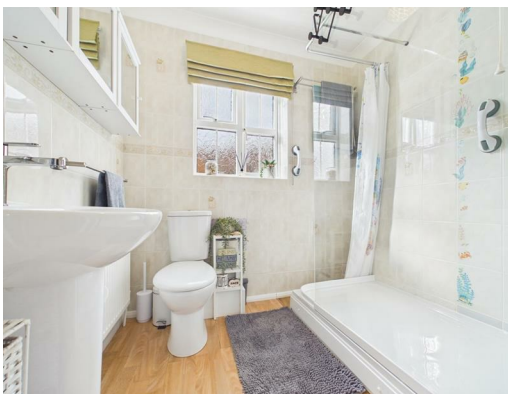
Making An Offer

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.

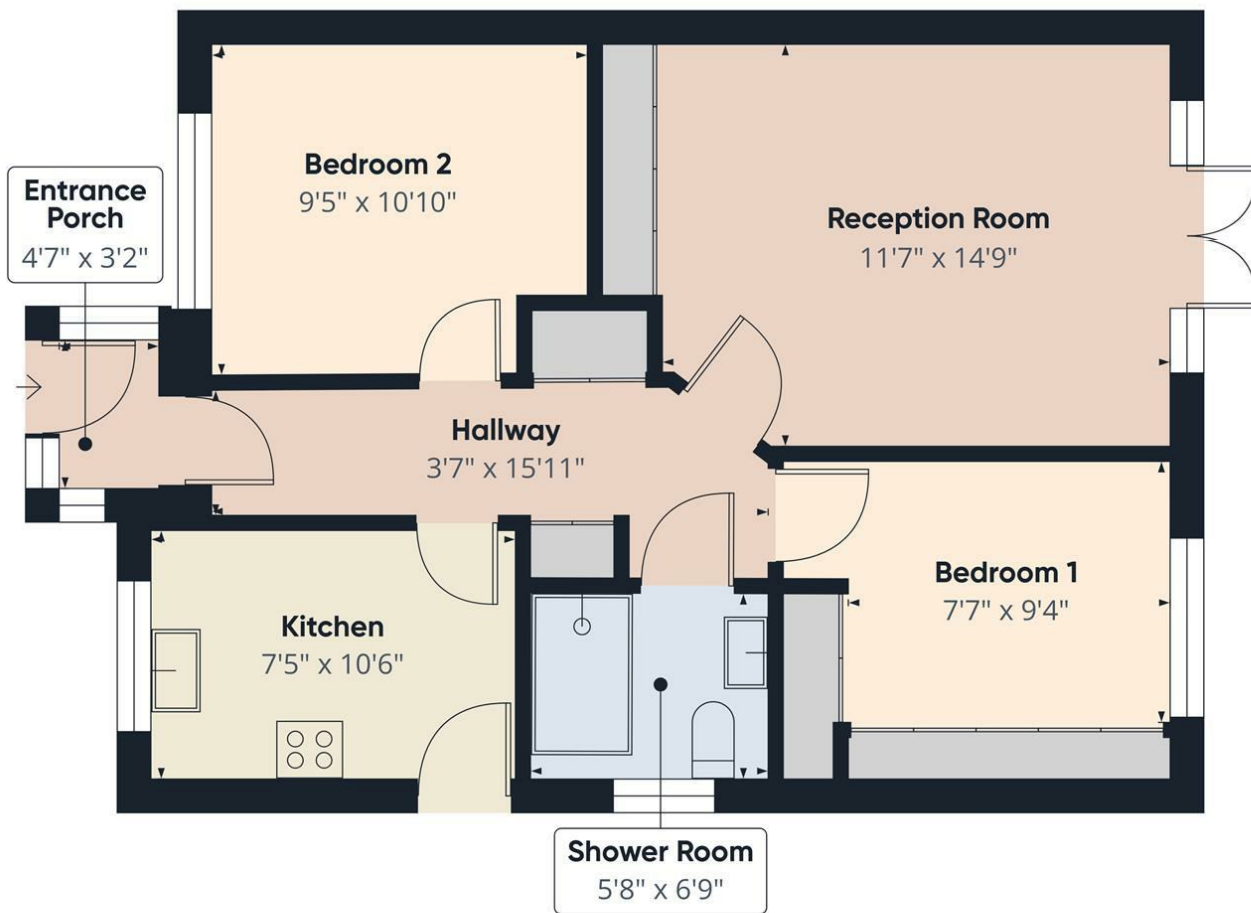
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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^m
590 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 the Seaholme Road. Aqua Drive is the fifth turning on your left hand side (including Harlequin Drive).

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

