CHOICE PROPERTIES
Estate Agents

12 Bradley Close, Mablethorpe, LN12 1AJ

Reduced To £180,000

Choice Properties are pleased to present for sale this three bedroom (one en-suite) semi detached house, situated on the small residential development of Bradley Close. Having being built in 2023, the property boasts a beautifully maintained interior, the largest plot and garden on the road and is within walking distance to the beach and local amenities. Early viewing is most certainly advised.

Benefiting from a mains gas central heating system and uPVC double glazing throughout, the generously proportioned accommodation comprises:-

Hallway
16'09" x 3'03"
Front composite door leading into the hallway with under-stair storage for coats and shoes, stairs to the first floor and doors to:

Reception Room
10'7" x 15'6"
Light and airy reception room benefiting from double opening 'French' doors to the garden, set out in an open plan design with the Dining Room and fitted with a TV aerial point.

Dining Room
8'2" x 8'2"
Providing ample space for a dining table with sliding doors to the Kitchen.

Kitchen
9'11" x 8'01"
Fitted with a range of modern and stylish wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, space for a freestanding dishwasher, space for a freestanding fridge/freezer, space and plumbing for a washing machine, integrated oven, four ring induction hob with stainless steel extractor hood over, partly tiled walls, inset spot lighting and the kitchen also houses the wall mounted ‘Ideal Instinct 2’ combination boiler; supplying both the central heating and hot water systems.

WC
6'10" x 3'00"
Fitted with a WC with dual flush button and a pedestal hand wash basin with mixer tap.

Landing
12'00" x 3'07"
Providing access to the loft space and doors to:

Bedroom 1
12'02" x 11'00"
Spacious double bedroom with a door to the:

En-suite Shower Room
7'09" x 3'10"
Fitted with a three piece suite comprising a shower cubicle with sliding door and mains fed shower head over, pedestal hand wash basin with mixer tap and WC with dual flush button, partly tiled walls, extractor fan and a heated towel rail.

Bedroom 2
10'00" x 8'05"
Double bedroom.

Bedroom 3
8'05" x 6'04"
Currently used as a study.

Bathroom
4'03" x 8'04"
Fitted with a three piece suite comprising a bath tub with single hot and cold taps and mains fed shower head over, hand wash basin with mixer tap and WC with dual flush button, tiled and mermaid boarded splashback, extractor fan and a heated towel rail.

Driveway
Block paved driveway providing off road parking.

Garden
To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries. The garden benefits from an area laid to lawn but is mostly paved for ease of maintenance. The rear garden offers the perfect seating area for outdoor relaxing and dining with a timber decked seating pergola. You can find planter beds to the boundaries, displaying a variety of plants and shrubs and to side aspect, a useful timber shed.

Tenure
Freehold.

Viewing arrangements
By appointment through Choice Properties Mablethorpe on 01507 472016.

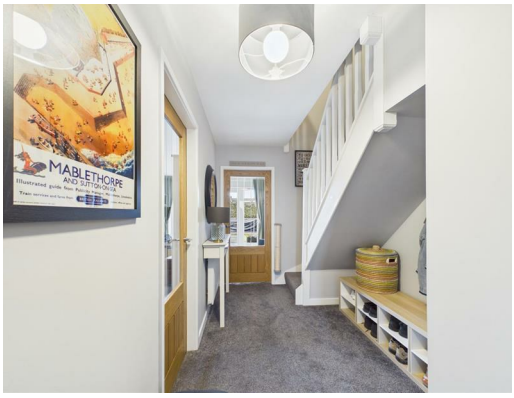
Opening hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

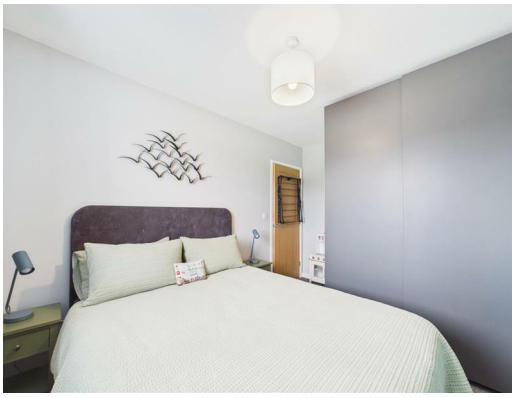
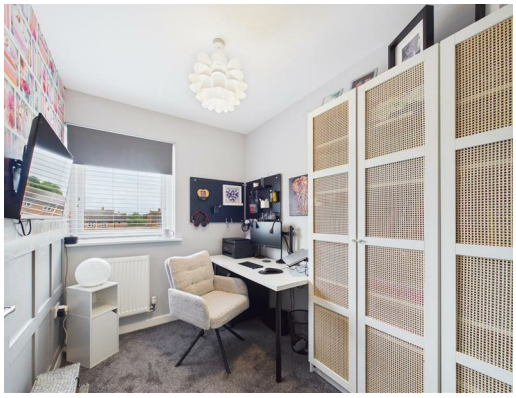
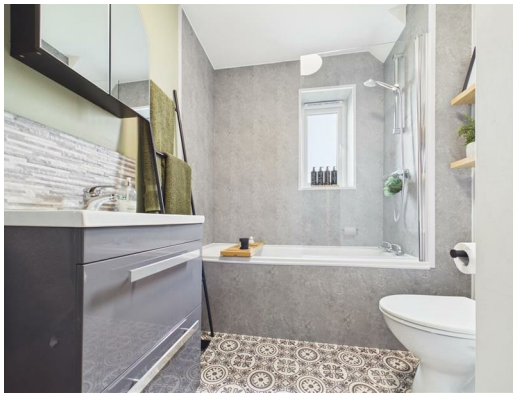
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you 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

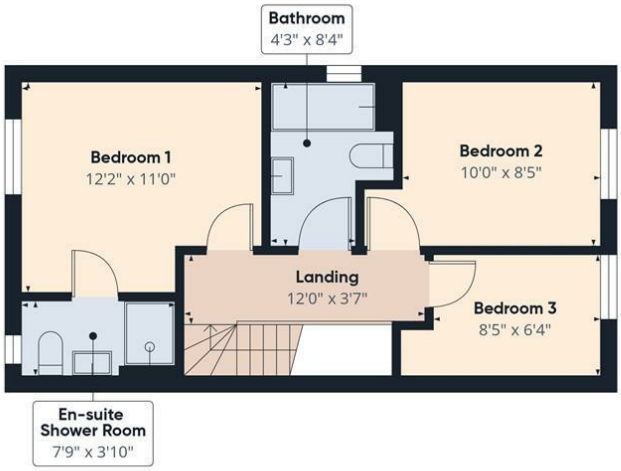
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - B.

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.


MABLETHORPE
AND SUTTON ON SEA

Floor 0



Floor 1

Approximate total area(1)

808 ft²

Reduced headroom

10 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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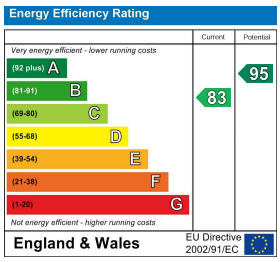
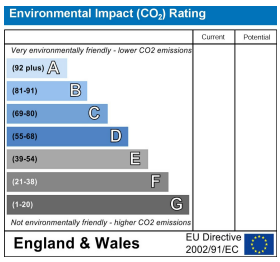
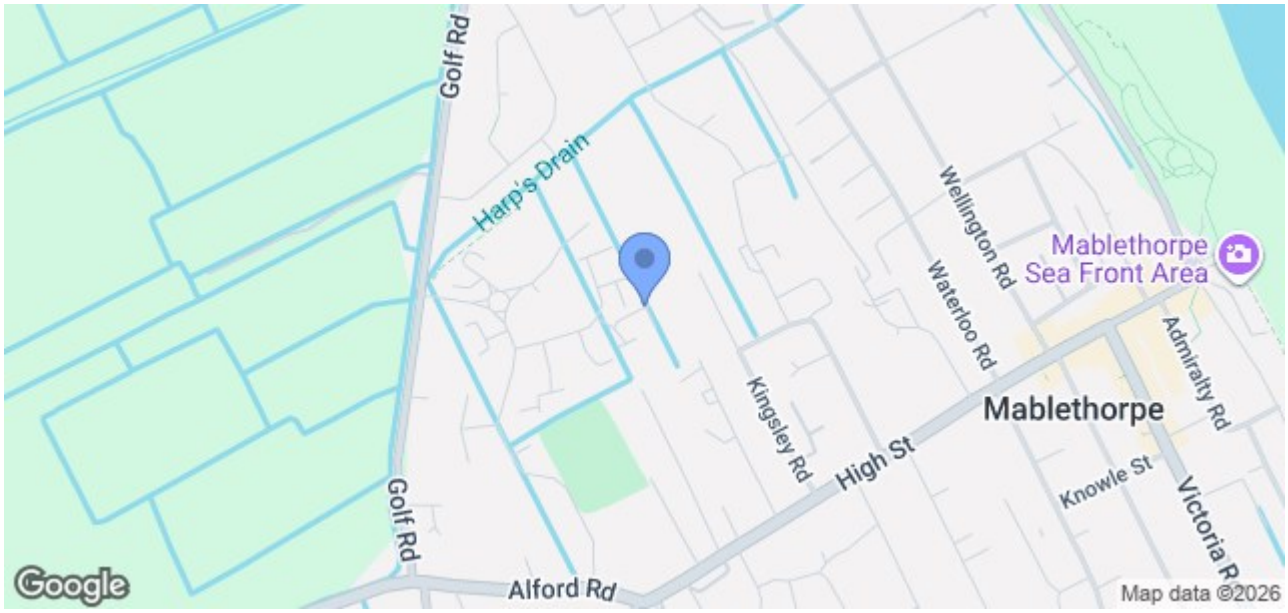
Directions

From our Mablethorpe office head north along Victoria Road to the traffic lights. At the traffic lights turn left onto the High Street. Follow the High Street along onto Alford Road and turn right onto Tuplin Road, Centenary Close can be found a short way along on your right hand side. Turn down Centenary Close and the development can be found adjacent to number 22. Number 12 can be found directly at the top of the road.