CHOICE PROPERTIES
Estate Agents

59 The Strand, Mablethorpe, LN12 1BQ

Reduced To £150,000

Choice Properties are delighted to offer for sale this fantastic two bedroom semi detached bungalow, offering a generously sized layout throughout and located in a sought after residential spot, just a short walk from the beach and within close proximity to the local amenities. Early viewing is advised to avoid missing out.

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
naea | propertymark PROTECTED

This light and bright internal accommodation comprises:

Kitchen
14'07" x 7'06"
uPVC entrance doors to the front and side aspect. Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with separate hot and cold taps, integral oven and hob with extractor over, plumbing for a washing machine, space for freestanding fridge/freezer. Part tiled walls and tiled flooring.

Reception Room
18'04" x 10'11"
Light and airy living room with gas fireplace set in feature surround. TV aerial point.

Lobby
2'08" x 2'08"
Loft access. Doors to:

Bedroom 1
12'04" x 7'09"
Spacious double bedroom.

Bedroom 2
9'03" x 10'07"
Double bedroom. uPVC door leading to the garden.

Shower Room
6'06" x 7'04"
Fitted with three piece suite comprising shower enclosure with electric shower over, hand wash basin and wc. Tiled walls and flooring.

Driveway
Providing off road parking.

Garden
To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is mainly laid to lawn and gravel and features two useful tin sheds.

Tenure
Freehold.

Viewing Arrangements
By appointment through Choice Properties on 01507 472016.

Opening Hours
Monday - Friday: 9:00am - 5:00pm
Saturday: 9.00am - 3.00pm

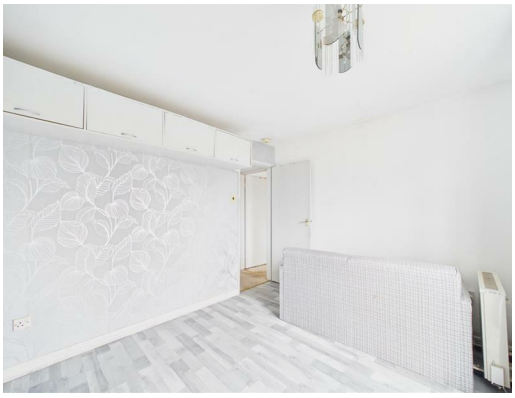
Making an Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you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

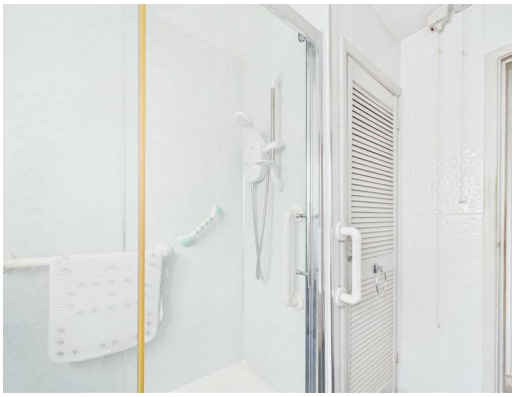
Council Tax Band

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 A.

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)

568.87 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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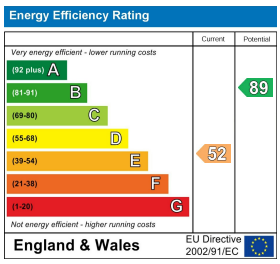
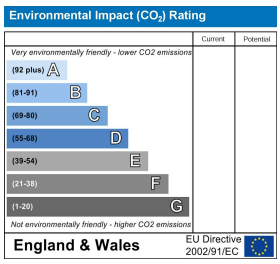
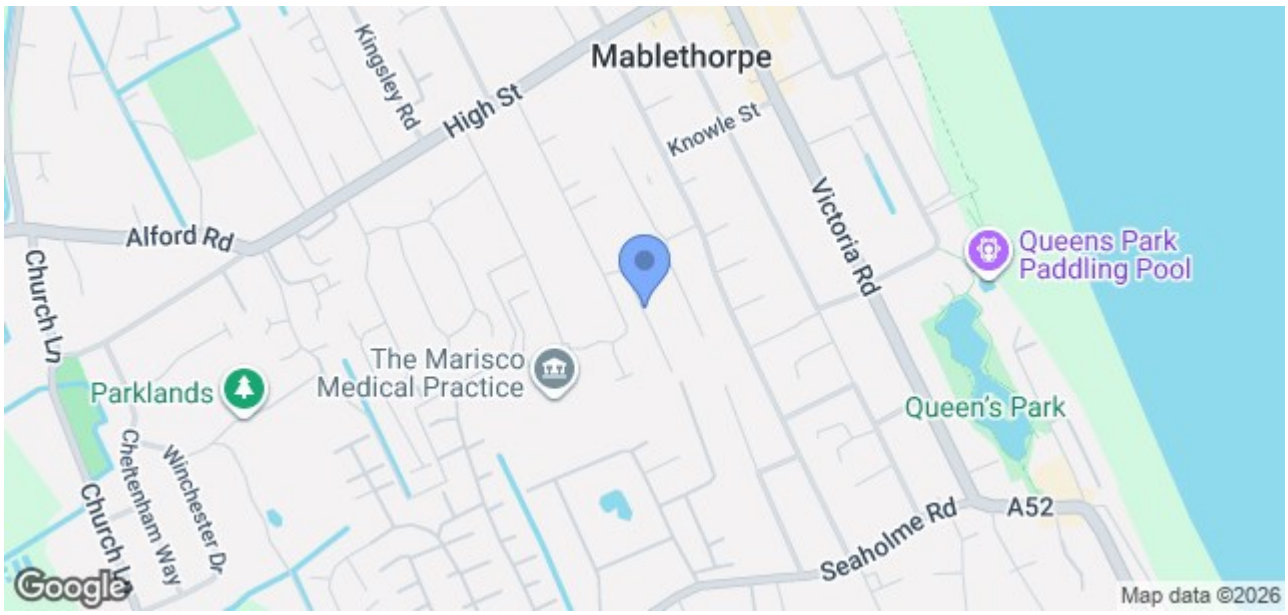
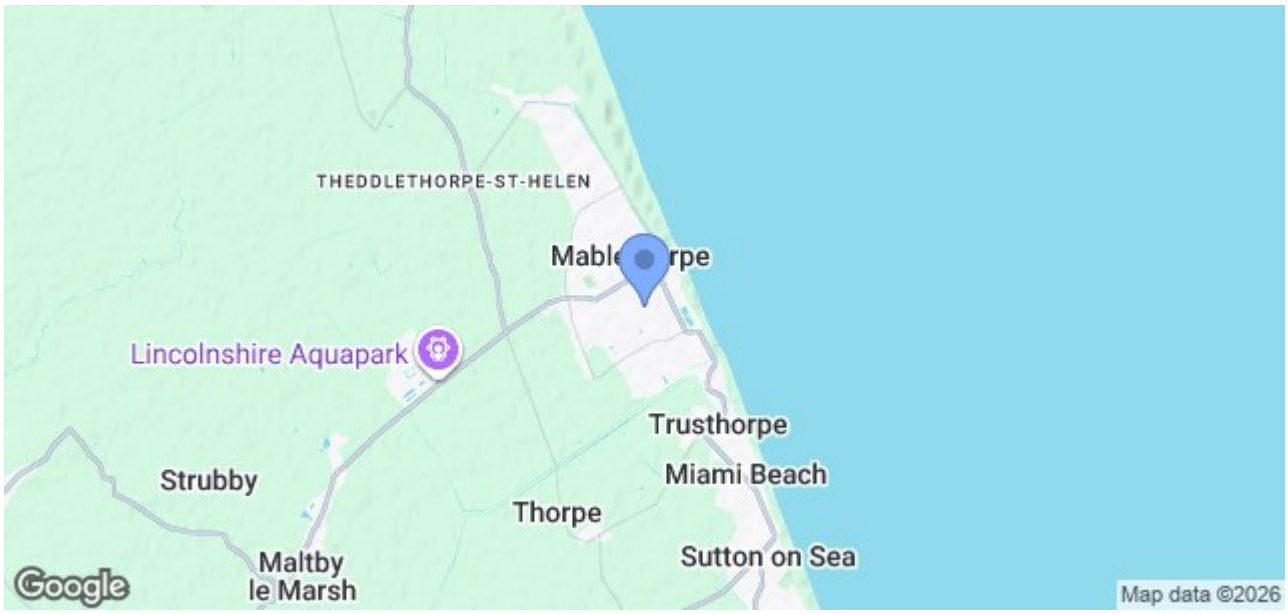
Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street, carry on past the CO-OP supermarket, take your next left onto the Strand and number 59 can be found on your left hand side.