



CHOICE PROPERTIES

Estate Agents

Grassmoor Grift Bank,
Mablethorpe, LN12 2PB

Price £325,000



It is a pleasure for Choice Properties to offer for sale this stylish and well presented two bedroom (one en-suite) detached bungalow with further one bedroom detached annex. Finished to a high standard throughout, this impressive property further benefits from generous gardens and is located in a sought after position just moments away from Mablethorpe's golden sandy beaches. Early viewing is certainly advised!

Benefitting from uPVC double glazing and new wall mounted electric heaters throughout, this well presented accommodation comprises:

Open Plan Living / Kitchen

15'11" x 30'3"

Light and airy open-plan living space with wood effect tiled flooring throughout. Stylish fitted kitchen comprising a range of wall and base units with work surfaces over, ceramic butler sink with mixer tap, integrated oven and grill and four ring induction hob with extractor over, space for freestanding fridge/freezer. Space for dining table and chairs in front of the large sliding bi-fold doors overlooking the generous gardens and patio area. Log burning stove. TV aerial point. Dual aspect windows. Two wall mounted electric heaters.

Bedroom 1

7'9" x 13'10"

Spacious double bedroom. Door to:

En-Suite

5'8" x 7'8"

Fitted with three piece suite comprising shower enclosure with electric shower over, wash hand basin with mixer tap set in vanity unit, dual flush wc.

Bedroom 2

7'8" x 13'10"

Spacious double bedroom.

Lobby

5'8" x 3'1"

Composite rear entrance door. Door to:

Shower Room

5'8" x 7'3"

Fitted with three piece suite comprising shower enclosure with electric shower over, wash hand basin and dual flush wc. Plumbing and space for washing machine and dryer.

Annex:

Living Room

11'0" x 24'3"

uPVC entrance door. TV aerial point.

Kitchen

7'4" x 6'3"

Fitted with wall and base units with work surfaces over, integrated oven and four ring induction hob with extractor over, 1.5 bowl stainless steel sink unit and drainer with mixer tap. Space for freestanding fridge. Part tiled walls.

Bedroom

7'1" x 11'5"

Carpeted flooring throughout.

Shower Room

7'2" x 5'10"

Fitted with three piece suite comprising shower enclosure with electric shower over, wash hand basin and dual flush wc. Plumbing and space for a washing machine and dryer.

Driveway

Providing ample parking for several vehicles. Timber gates also open from the driveway leading to the garage.

Gardens

The property is surrounded by well maintained gardens ,with timber fencing to the boundaries, which are laid mostly to lawn with the welcomed addition of an attractive paved patio area to the front of the property. Additionally, the property benefits from a generously sized garden laid to lawn opposite the front of the property.

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 A.

Viewing Arrangements

By appointment through Choice Properties on 01507 472016.

Opening Hours

Monday - Friday: 9am - 5pm

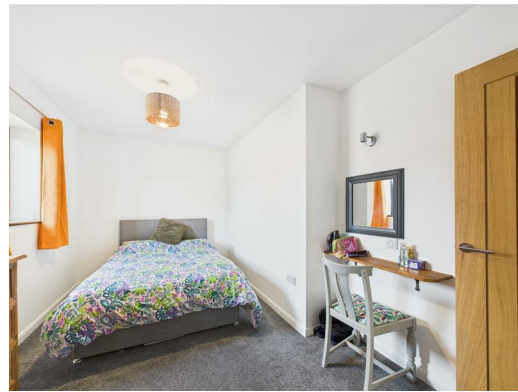
Saturday: 9am - 3pm

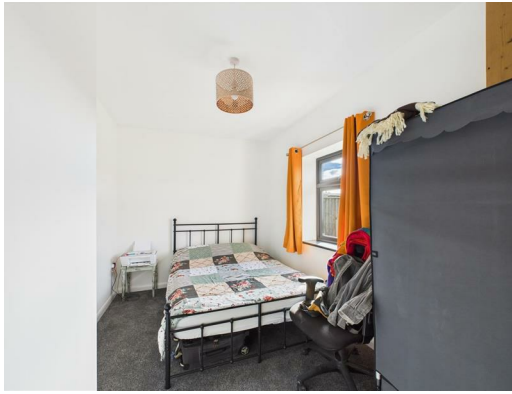
Making an Offer

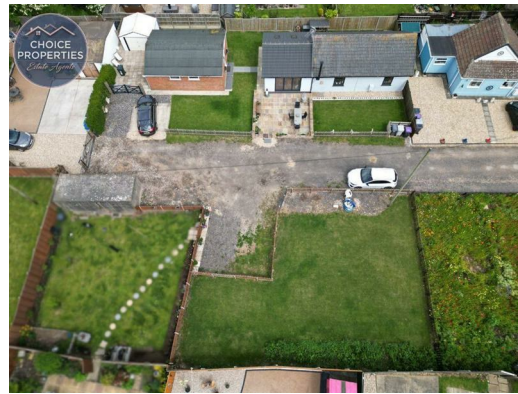
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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. 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 0 Building 2

Approximate total area^m
1128 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 Mablethorpe office head South along Victoria Road then at the end of the road follow around the bend onto Seaholme Road. Continue around the next bend and Grift Bank Lane can be found on your right hand side just before you reach the Trustville holiday park. Grassmoor can be found towards the end of the lane on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(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	

