



# CHOICE PROPERTIES

## *Estate Agents*

61 Marian Avenue,  
Mablethorpe, LN12 2DZ

Price £225,000



Choice Properties offer for sale this two bedroom detached bungalow situated in a sought after residential position, only a short walk from both the golden sandy beaches and local amenities on offer in Mablethorpe. Offering a generously proportioned internal layout, driveway, garage and privately enclosed gardens, early viewing is advised as the property is sold with no onward chain.

The abundantly light and bright accommodation benefits from a mains gas central heating system, uPVC double glazing throughout and comprises:-

### **Hallway**

15'06" x 3'10"

Front uPVC door leading into the 'L' shaped hallway a built in storage cupboard, access to the loft which is fitted with a pull down ladder and lighting and doors to:

### **Reception Room**

11'11" x 15'02"

Light and airy reception room benefiting from a picture window to front aspect and fitted with an electric feature fireplace and a TV aerial.

### **Kitchen**

8'10" x 10'05"

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 'Belling' oven, space for an under-counter fridge/freezer, partly tiled walls, inset spot lighting, a built in pantry cupboard with shelving and the kitchen also features a cupboard housing the wall mounted 'Ideal Instinct 2' combination boiler; supplying both the central heating and hot water systems.

### **Conservatory**

9'07" x 11'00"

Benefiting from triple aspect windows, a uPVC door to the rear garden, a polycarbonate roof, wall lighting and space and plumbing for a washing machine and space for a tumble dryer.

### **Bedroom 1**

9'11" x 11'11"

Spacious double bedroom with a picture window to rear aspect.

### **Bedroom 2**

10'10" x 11'10"

Spacious double bedroom.

### **Shower Room**

5'04" x 8'06"

Fitted with a three piece suite comprising a corner shower cubicle with electric shower over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, heated towel rail, tiled walls and an extractor fan.

### **Driveway**

Expansive paved driveway providing ample off road parking.

### **Garage**

17'07" x 8'09"

Detached driveway with an up and over door, power and lighting.

### **Garden**

To the rear of the property you will find a privately enclosed garden mainly laid to lawn with timber fencing to the boundaries. The rear garden additionally benefits from an area laid with shingle for ease of maintenance, a useful timber shed, timber summerhouse and greenhouse.

### **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](http://www.e-lindsey.gov.uk)

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

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 0 Building 2

Approximate total area<sup>(1)</sup>  
905 ft<sup>2</sup>

(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, at the Eagle Hotel turn right onto Seaholme Road then immediately left into Dymoke Road. Follow this road round to the right which will bring you to Marian Avenue. Number 61 can be found on your left hand side.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

