



CHOICE PROPERTIES

Estate Agents

45 St. Andrews Road,
Mablethorpe, LN12 1JB

Price £169,950



Choice Properties are delighted to offer for sale this spacious and well presented two bedroom semi detached bungalow situated in a quiet residential area only moments from both the popular beaches of Mablethorpe and the local amenities. This fantastic property offers a large and attractive garden and viewing is recommended.

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

Entrance Hall

uPVC front door leading into the entrance hall; which is fitted with a single storage cupboard (measuring 1'02" x 3'01") housing the consumer unit. Doors leading to:

Kitchen

Fitted with an array of stylish wall and base units with marble effect worktop over, one bowl stainless steel sink with drainer and mixer tap, electric 'Lamona' oven, four ring 'Lamona' induction hob with 'Lamona' stainless steel extractor hood over, part tiling to the walls and plumbing for a washing machine. Opening to:

Reception Room

Light and airy reception room, benefiting from sliding patio doors out into the garden, and featuring an electric feature fireplace set in a tiled surround with a wooden mantle and a TV aerial.

Bedroom 1

Spacious double bedroom benefiting from a large bay window to front aspect.

Bedroom 2

Double bedroom.

Shower Room

Fitted with a white three piece suite comprising shower enclosure with electric shower, hand wash basin with mixer tap set in vanity unit and dual flush wc. Tiled walls and flooring.

WC

Fitted with a WC with dual flush button and hand wash basin with mixer tap both set into vanity, part tiling to the walls and a heated towel rail.

Driveway

Providing off road parking.

Garden

The property is fronted by a low level bricked wall, enclosing an area laid to lawn as well as a paved driveway providing off street parking; with timber fencing to the boundaries. To the rear of the property you will find a privately enclosed garden again laid to lawn.

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

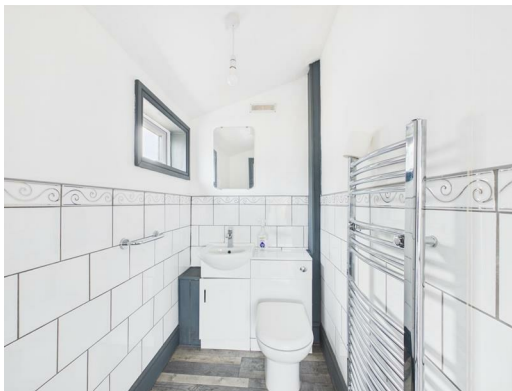
Saturday: 9am - 3pm

Making An Offer

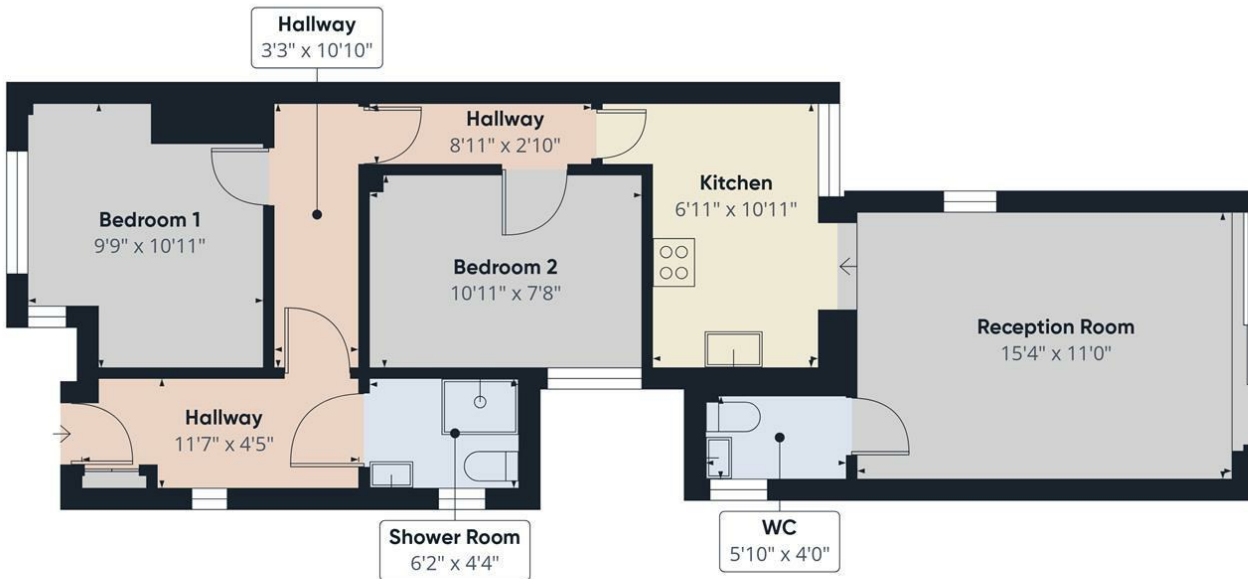
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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. 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
600 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

Upon leaving our Mablethorpe office head North towards the traffic lights and turn right onto the High Street, at the pullover turn left onto Quebec road. Travel along Quebec road until you reach the cinema then take your immediate left onto Golf Road. Your first turning on the left hand side will be St. Andrews Road and number 45 can be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			59
(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	

