

**3 Wellington Avenue,
Mablethorpe, LN12 1HL**

Reduced To £159,950



**** NOW REDUCED TO £159,950 **** Located on a quiet road in the centre of Mablethorpe we are pleased to offer for sale this spacious and well presented three bedroom detached bungalow which benefits from having a large Lounge/Diner plus Conservatory opening onto the private rear garden.

The property has the benefit of Gas Central Heating and UPVC Double Glazing. Internally the spacious well laid out accommodation consists of:

Front Entrance door to:

Porch

9' x 5'7"

Door to:

Entrance Hall

19'10" x 4'1" extending to 15'4"

Radiator. Access to the loft area. Picture rail. Thermostat control for the central heating.

Bedroom 1

15'4" x 12' into bay

Box bay window. Radiator. Picture rail.

Bedroom 2

14' x 12' into bay

Box bay window. Radiator. Picture rail. Smoke alarm.

Bedroom 3

12' x 8'5"

Radiator.

Bathroom

12' x 6'

With modern four piece white bathroom suite which consists of a panelled bath, large shower enclosure, wash hand basin with storage and w.c. with dual push button flush. Half tiled walls. Spot lighting. Extractor fan. Chrome heated towel rail.

Lounge/Diner

21'3" x 12' extending to 15'

Gas fire set in feature surround. 2 radiators. Picture rail. Wall and centre lighting. Smoke alarm. Double opening 'French' doors leading through to the Conservatory.

Conservatory

18'10" x 9'8"

Radiator. Double sliding patio doors leading out to the rear garden.

Kitchen

12' x 8'3"

Fitted wall and base units with work surfaces over. Ceramic 1.5 bowl sink unit and drainer with mixer taps. 'Stoves' range oven with stainless steel filter hood over. Part tiled walls. Electric consumer unit. Smoke alarm. 'Worcester' Gas combination boiler which supplies the central heating and hot water.

Utility Area

6' x 4'5"

Plumbing for washing machine. Fitted shelving.

Pantry

5'3" x 3'7"

Thrawl. Fitted shelving.

Driveway

To the front of the property is a block paved driveway. To the side is shared access to the rear parking space and access to the garage.

Garage

With up and over door. Personal door to the rear.

Gardens

To the rear of the property is a privately enclosed garden which has been laid to lawn with a paved patio area. Flower beds.

Tenure

Freehold

Council Tax

Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
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

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 472016.

Opening Hours

Monday to Friday 9.00 a.m to 5.30 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.

Website

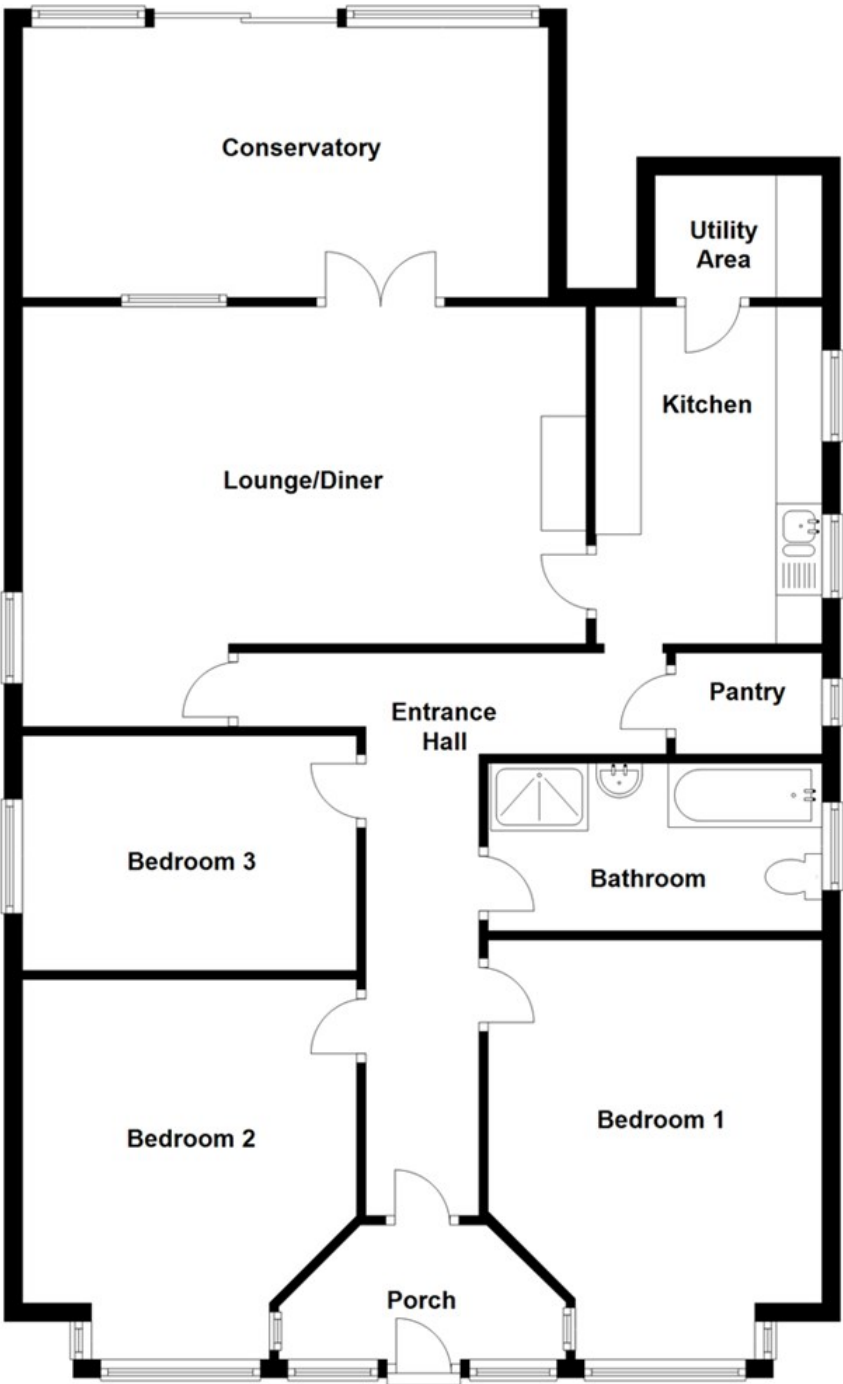
All details also available on our website www.choiceproperties.co.uk

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Ground Floor



Directions

From our Mablethorpe office head North to the traffic lights. Turn left onto the High Street and then first right into Wellington Road. Wellington Avenue is then your second right turn.

