

10 Marlborough Drive, Mablethorpe, LN12 2BA

No Onward Chain £174,950



**** NO CHAIN ****

Choice Properties are pleased to offer for sale this very well presented two bedroom detached bungalow which is located in a very sought after residential position within Mablethorpe.

21 Victoria Road, Mablethorpe,
Lincolnshire, LN12 2AF
Tel 01507 472016

16 South Market Place, Alford,
Lincolnshire, LN13 9AE
Tel 01507 462277

34 High Street, Sutton On Sea,
Lincolnshire, LN12 2HB
Tel 01507 443777

Directors C.M.A. Bee, C.J. Bee, R.J. Houlby Reg No. 04839633



The property has the benefit of Gas Central Heating and UPVC double glazed windows and doors. The well laid out internal accommodation consists of:-

Side entrance door to:

Entrance Hall

13'9" x 3'8" extending to 6'2"

Storage cupboard with inset heater. Radiator. Smoke alarm. Access to the loft area with pull down ladder.

Lounge

14'9" x 10'3"

Radiator. T.V. aerial point. Centre lighting. Programmer and thermostat controls for the central heating.

Kitchen

14'9" x 9'0"

Fitted wall and base units with work surfaces over. Integrated gas oven and grill plus gas hob with filter hood over. Plumbing for washing machine. Part tiled walls. Tiled floor. Radiator. Electric consumer unit. Gas combination boiler which supplies the central heating and hot water.

Shower Room

8'3" x 5'8"

With three piece white suite which consists of a large shower enclosure with electric shower, wash hand basin set in vanity unit and w.c.. Radiator. Half tiled walls.

Bedroom 1

13'0" x 9'3"

Fitted wardrobes and storage. Radiator.

Bedroom 2

10'7" x 9'8"

Radiator. Sliding patio doors leading out to the rear patio and garden.

Driveway

Spacious driveway with ample parking for several vehicles.

Garage

Detached brick built garage with up and over garage door plus a side access door.

Gardens

To the front of the property is a gravelled garden with feature paving. To the side is gated access to the privately enclosed rear garden which is laid to lawn with a paved patio area. Feature planting. Timber shed.

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

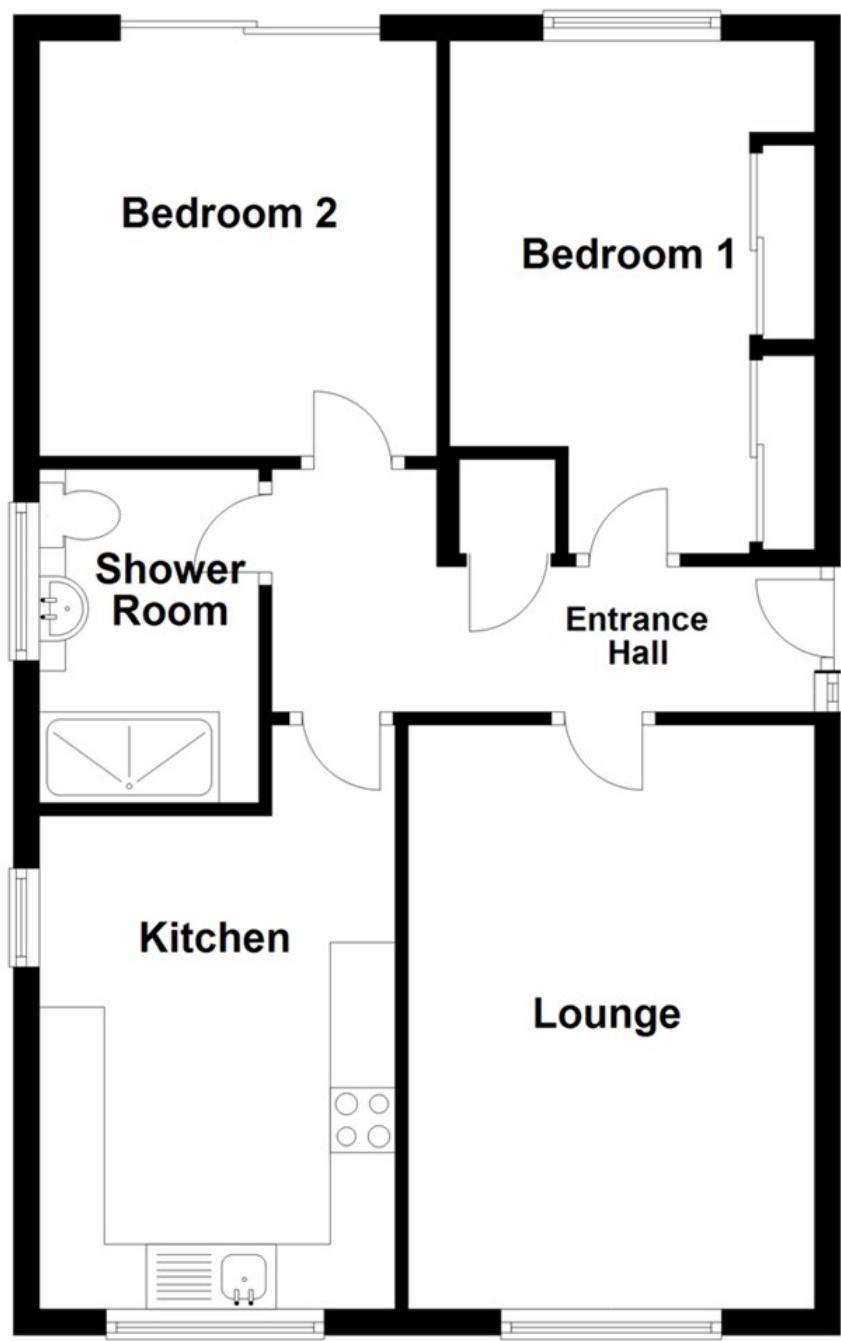
All details also available on our website www.choiceproperties.co.uk

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Ground Floor



Directions

From our office head north along Victoria Road, at the traffic lights turn left onto the High Street, carry on past the CO-OP supermarket, past the Police Station and turn left opposite the Primary School onto Church Road. Take your first left onto Cheltenham Way and Marlborough Drive is located immediately to your left.

