

4 Elm Avenue,
Mablethorpe, LN12 2DP

Price £144,950



Positioned in a small Cul-de-sac located close to the town centre and beach we offer for sale this superb semi detached bungalow with generous sized and low maintenance gardens.

The property has the benefit of Gas central heating and UPVC double glazing. The spacious well presented internal accommodation consists of:-

Side Entrance Door to:

Conservatory

11'2" x 7'8"

Tiled floor. Door to:

Kitchen

11'2" x 10'5"

Fitted wall and base units with work surfaces over. 1.5 bowl sink unit and drainer. Gas and Electric cooker points with stainless steel filter hood over. Part tiled walls. Tiled floor. Plumbing for washing machine and dishwasher. Spot lighting. Radiator. Gas combination boiler which supplies the central heating and hot water.

Hall

Fitted storage cupboard. Access to the loft area. Smoke alarm. Programmer and thermostat controls for the central heating.

Lounge

14'2" x 12'10"

Radiator. Telephone point. Centre lighting.

Bedroom 1

12'0" x 11'10"

Radiator. Fitted wardrobes.

Bedroom 2

8'10" x 12'1"

Radiator.

Shower Room

7'9" x 6'6"

Three piece suite which consists of Shower enclosure with mixer shower, w.c. with dual push button flush and feature glass wash hand basin. Fully tiled walls. Tiled floor. Chrome heated towel rail.

Driveway

With double opening gates.

Garage

With up and over door. Power and lighting.

Gardens

To the front of the property is a good sized enclosed garden with feature paved section and slate chippings plus a timber decked area with pergola. To the side is a timber decked area with bamboo borders leading onto the privately enclosed rear garden which is laid to artificial lawn with flower beds and borders.

Tenure

Freehold

Additional Notes

This property has solar panels provided by 'a shade greener' which are provided on a lease agreement which will continue with the new purchaser.

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 A

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.

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.





Rear Garden

Bedroom 2

Bedroom 1

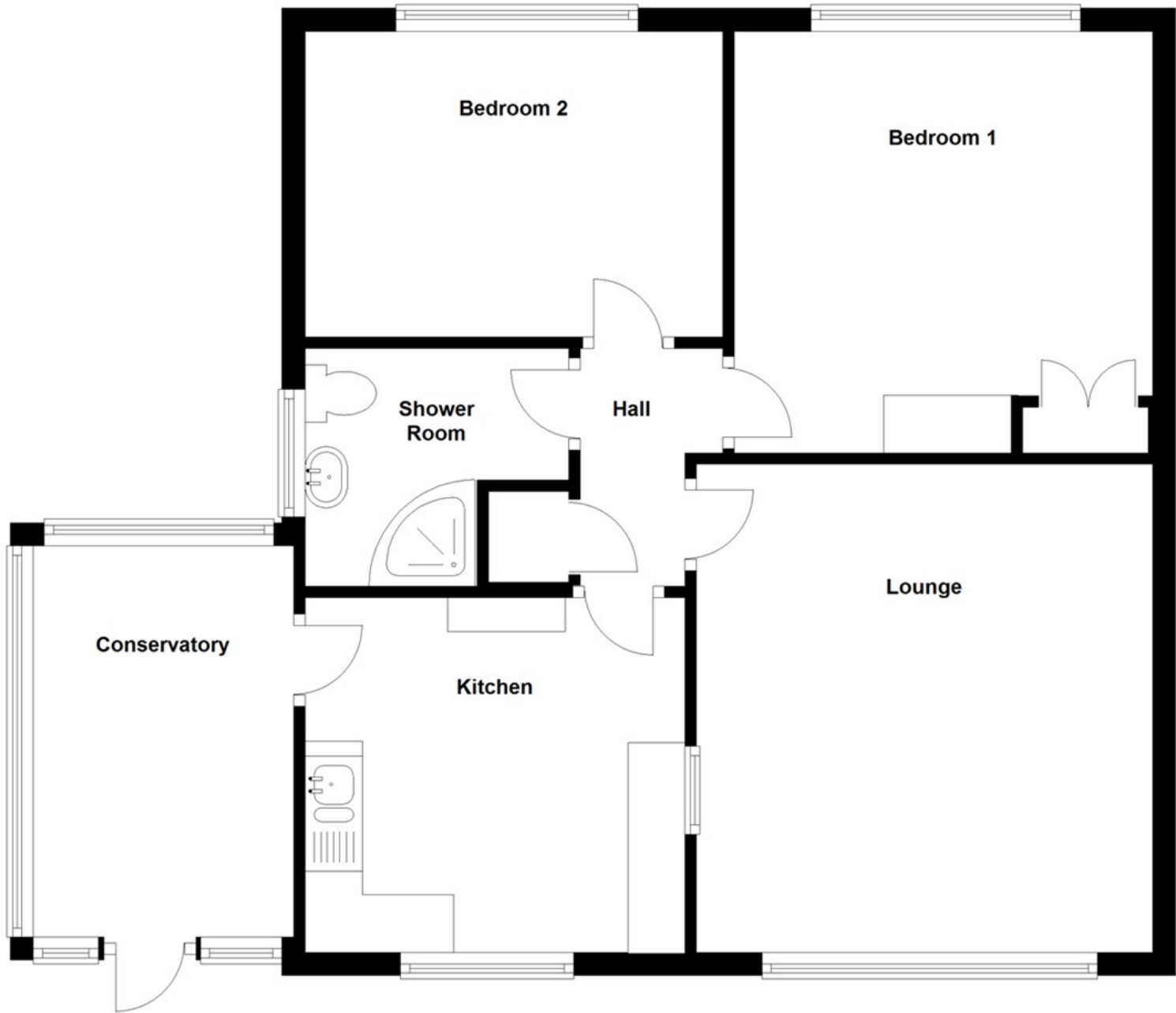
**Shower
Room**

Hall

Lounge

Conservatory

Kitchen



Directions

From our Mablethorpe office head South along Victoria Road (A52) and turn right at the Eagle Hotel onto Seaholme Road. Take your first right into George Street before turning left into Elm Avenue (private road).

