

**53 Waterloo Road,
Mablethorpe, LN12 1JU**

Price £164,950



We offer for sale this spacious detached, two bedroom dormer bungalow. The property is situated on a corner plot in a residential position, convenient for the town centre, beach and local amenities.

The property has the added advantage of Gas Central Heating and is partly UPVC Double Glazed.

Double opening 'French' doors to:

Porch

Door to:

Hallway

12'6" x 5'10"

Overall dimensions including the stairs. Staircase to first floor landing. Radiator. Double power point. Laminate flooring. Room thermostat control for the central heating. Doors to:

Lounge

21'2" x 11'11"

Extending to 23'6" in to the bay window. Windows to front side and rear elevations. 3 Radiators. Laminate flooring. 3 Single & 3 double power points.

Kitchen/Diner

Kitchen area 17'4" x 8'11". Dining area 10'11" x 12'5" extending to 14'9" in to the bay window. Fitted wall and base units with work surfaces over. 'L' shaped island base unit with work surface over. Part tiled & part laminate flooring. Part tiled walls. Integral dishwasher. 2 Radiators. One & half bowl sink unit and drainer. with mixer tap. Eye level electric oven and microwave. Electric hob with filter hood over. Double & 3 single power points. Door to:

Sun Lounge

15'11" x 11'

2 Sets of sliding patio doors leading on to the rear garden. Single power point. 'Ideal' gas fired boiler which supplies the central heating and domestic hot water. Single power point.

Arranged from the hallway is the staircase to the:

Landing

Doors to:

Bedroom 1

15'1" x 11'10"

Measurements to the widest points. Double power point. 2 radiators.

Bedroom 2

11'10" x 11'

Measurements to widest points. 2 Radiators. 2 Double power points.

Bathroom

Consisting of panelled bath, pedestal wash hand basin, low level flush w.c. and shower cubicle with mains mixer shower. Fully tiled walls. Built in storage cupboard. Airing cupboard housing hot water cylinder.

Driveway

With double opening gates.

Garage

20'4" x 12'1"

With up and over door. Side access door. Power and lighting. Attached to the rear of the garage is the:

Utility Room

8'10" x 5'11"

W.C.

5'11" x 2'9"

Outside

To the front of the property the garden is gravelled for ease of maintenance and set with plants, trees and shrubs. The gardens are fronted by a low level brick wall with pedestrian gates to the front and side. The rear garden which is set with plants and shrubs is partly laid to lawn.

Tenure

Freehold

Opening Hours

Monday to Friday 9.00 a.m to 5.30 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Viewing Arrangements

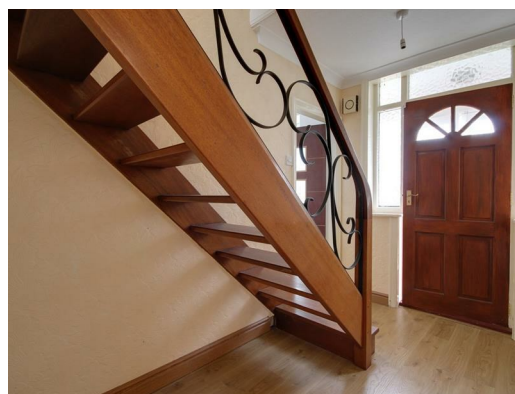
Viewing by appointment through Choice Properties on 01507 472016.

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

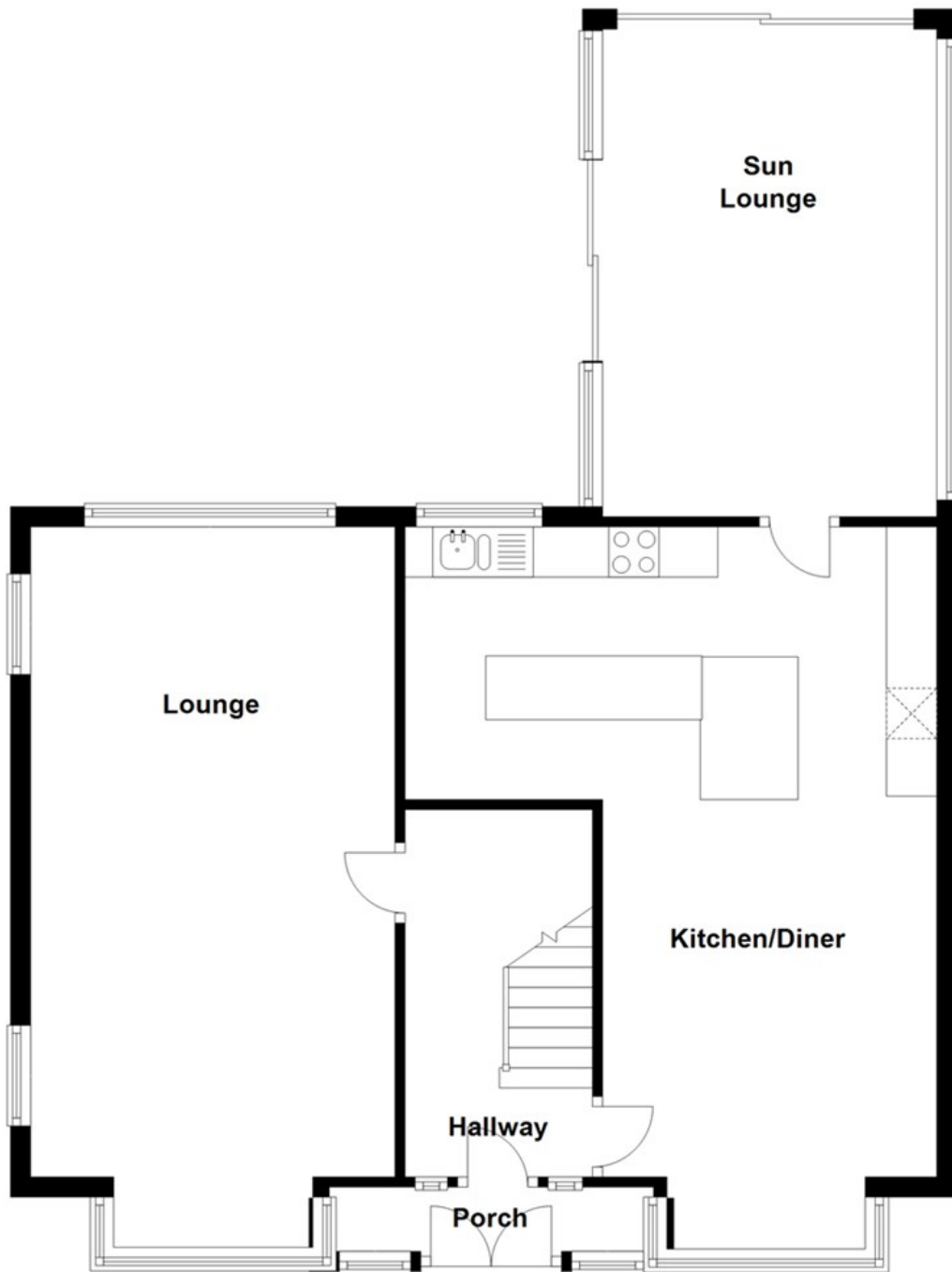
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C

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.





Ground Floor



Directions

From our office head north along Victoria Road, at the traffic lights turn left onto the High Street. Take your second right onto Waterloo Road and number 53 can be found a short distance along on your left hand side on the corner of Windsor Road.

