

28 St. Andrews Road,
Mablethorpe, LN12 1JA

Reduced To £99,995



****REDUCED FROM £115,000 to £99,995**** We offer for sale this semi detached bungalow which is situated in a pleasant residential position convenient for the town centre, beach and local amenities.

The property has the benefit of Gas central heating and UPVC Double Glazing. Internally the accommodation consists of:-

Sliding front entrance door to:

Entrance Porch

Door to:

Entrance Hall

10'2" x 4'0"

Radiator.

Lounge

11'0" x 14'0" into bay

Box bay window. Open fire set in feature tiled surround. Radiator. Centre lighting. Picture rail. Cupboard housing the electric meter and fuse box.

Inner Hallway

9' x 3'

Radiator. Access to the loft area. Programmer controls for the central heating.

Kitchen

11' x 7' extending to 9'

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Electric cooker point. Radiator.

Rear Porch

8'2" x 4'8"

Door leading out to the rear garden.

Study/Bedroom 2

11'0" x 7'8"

Radiator. Door to:

Bedroom 1

16'0" x 6'8"

Radiator. Door to:

Wet Room

7'7" x 4'

Shower area with electric shower, pedestal wash hand basin and w.c. with dual push button flush. Part panelled walls. Radiator.

Driveway

Gardens

To the front of the property is a small garden area planted with a variety of bushes and fronted by a brick wall. To the side is access to the enclosed rear garden which is well stocked with a range of fruit trees along with herbs, plants and flowers. 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.

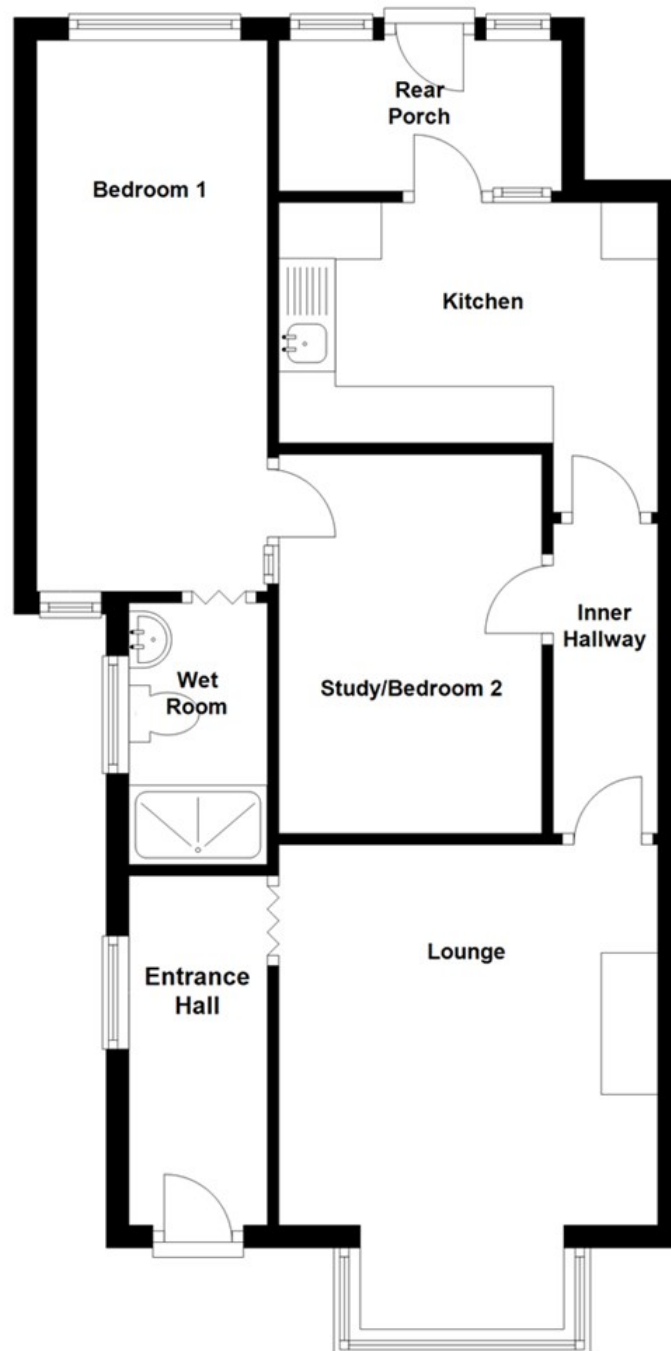
Website

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

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

Upon leaving the 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 28 can be found on your right hand side.

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

