

4 Eagle Close, Mablethorpe, LN12 1JJ

Reduced To £134,950



****£136,950 REDUCED TO £134,950 **** We offer for sale this two bedroom semi detached bungalow which is situated in a sought after residential position convenient for the beach, town centre and local amenities.

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

Side Entrance door to:

Porch

4'5" x 4'5"

Door to:

Entrance Hall

Airing cupboard housing the hot water cylinder with immersion heater. Storage cupboard. Radiator. Thermostat control for the central heating. Smoke alarm. Access to the loft area.

Kitchen

10'7" x 7'1"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Plumbing for washing machine. Gas and Electric cooker points. Radiator. Part tiled walls. Gas boiler which supplies the central heating and hot water.

Lounge

16'1" x 11'9"

Bow window. Electric fire set in feature timber surround. Radiator. T.V. aerial point. Centre lighting.

Bedroom 1

12'7" x 9'1"

Radiator. Fitted wardrobes.

Bedroom 2

9'9" x 8'1"

Radiator.

Wet Room

6'4" x 6'3"

Shower area with Electric shower, wash hand basin and w.c. Radiator. Half tiled walls. Extractor fan.

Driveway

Garage

With up and over door.

Gardens

To the front of the property is a small lawned garden with flower borders. To the side is gated access to the larger rear garden which is also laid to lawn with flower borders plus a paved patio area and 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 A

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 472016.

Opening Hours

Monday - Friday: 8.30am - 5.30pm
Saturday: 9.00am - 3.00pm

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.

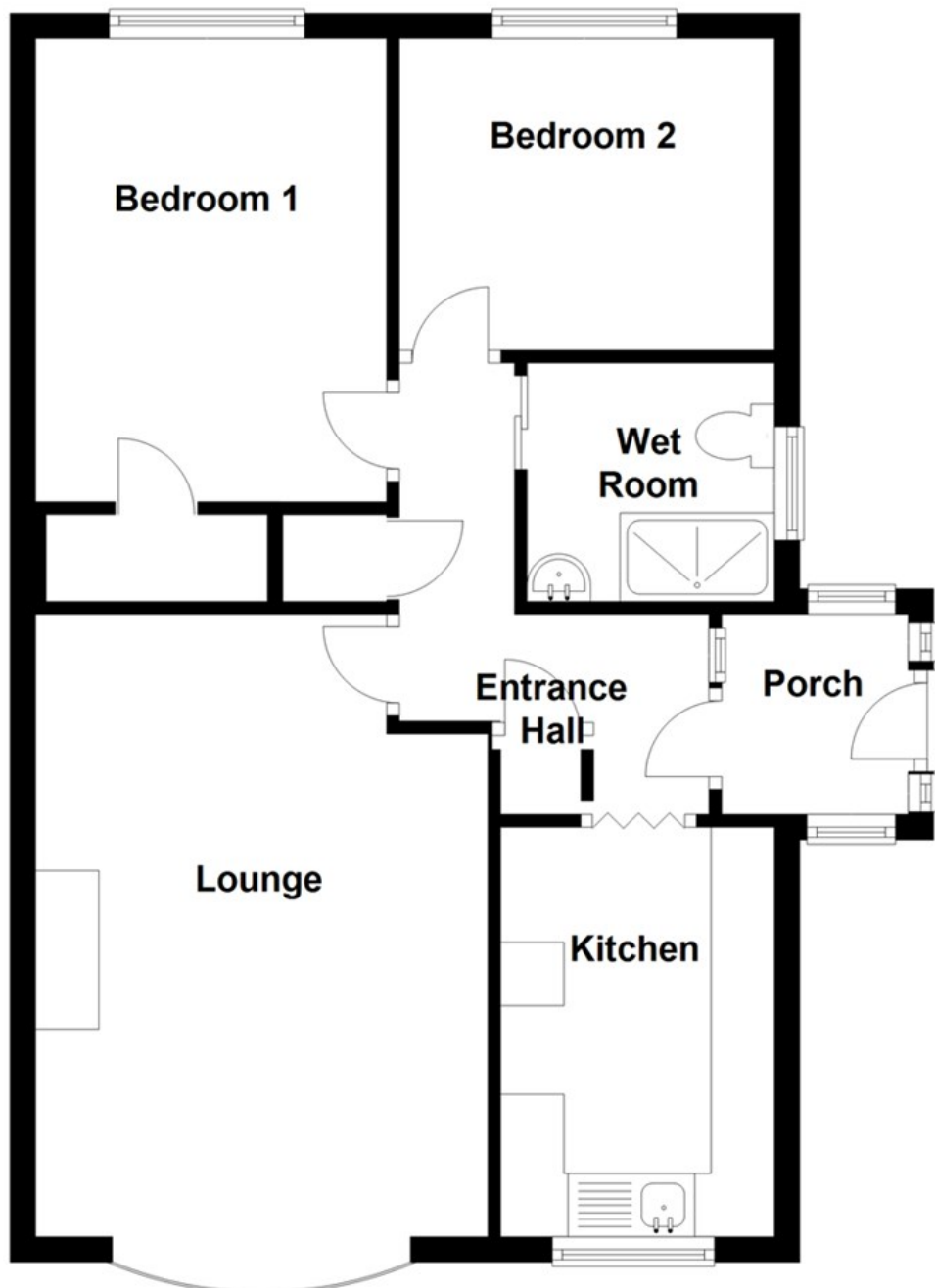
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.





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, take your fourth turn left onto Jacklin Crescent and then your second right into Eagle Close.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	67	
(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		87
(81-91) B		
(69-80) C		68
(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		

