

26 Kent Avenue,
Theddlethorpe, LN12 1QE

Price £199,950



We offer for sale, this spacious two bedroom detached bungalow, situated on a large plot on the outskirts of Mablethorpe.

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

UPVC Front Entrance Door to:

Entrance Hall

Double power point. Tiled floor. Door to:

Hall

'T' shaped. Double power point. Radiator. Loft access. Doors to:

Lounge

13'6" x 12'5"

Extending to 14'9" into the box bay window. Feature open coal fireplace. Radiator. 2 Double power points. T.V. aerial point.

Dining Room

10'9" x 10'8"

Radiator. 2 Double power points. Telephone point. Sliding door to:

Kitchen

11'0" x 10'8"

Fitted wall and base units with work surfaces over. One and half bowl stainless steel sink unit and drainer with mixer tap. Eye level electric over. Electric hob with filter hood over. Plumbing for automatic washing machine. Integral fridge/freezer. Fluorescent lighting. 5 Double power points. Door to:

Sun Room

10'2" x 8'4"

Radiator. Double power point. Programmer controls for the central heating system. Cupboard housing hot water cylinder with immersion heater. Door to rear garden.

Bedroom 1

13'3" x 12'5"

Extending to 15'1" into the box bay window. Measurement to back of fitted wardrobes. Radiator 3 Double power points. Wall & centre lighting.

Bedroom 2

11'5" x 11'

Radiator. 3 Double power points.

Shower Room

7'8" x 7'6"

Consisting of shower cubicle with 'Triton Rapide' electric shower, pedestal wash hand basin and w.c. with dual push button flush. Towel radiator. Part tiled walls. Extractor fan.

Outside

The property is situated on a large plot on the outskirts of Mablethorpe. The property is approached via double opening gates leading to the spacious driveway with turning area. There is also a single pedestrian gate leading to the front of the property. To the right of the property is gated access leading to the rear of the property. From here is access to the garage and boiler store which houses the 'Worcester Greenstar Camray 12/19' oil fired boiler which supplies the central heating and domestic hot water. There are 2 sheds one with working w.c. Attached to the side of the property measuring 22' x 7' is a Lean to greenhouse, this is in need of some updating.

Garage

16'5" x 9'11"

Up and over door. Side access door. Power & lighting.

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 - B

Opening Hours

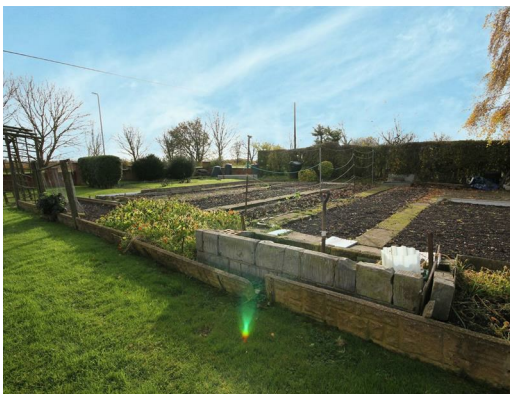
Monday to Friday 8.30 a.m. to 5.30 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 472016.

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.







Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn right onto the High Street then at the junction turn left onto Quebec Road. Keep on this road to the bottom past the Seal Sanctuary and Kent Avenue begins, follow this road along and number 26 can be found about half way along on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(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		56	
England & Wales		EU Directive 2002/91/EC	
			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			80
(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		43	
England & Wales		EU Directive 2002/91/EC	

