

57 The Strand,
Mablethorpe, LN12 1BQ

Price £124,950



Choice Properties are pleased to offer for sale this two bedroom semi detached bungalow situated in a quiet residential position close to the town centre.

The property has the benefit of Gas central heating and UPVC Double Glazed windows and doors. Internally the well laid out accommodation consists of:

Side entrance door to:

Kitchen

14'6" x 7'6"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Plumbing for washing machine. Gas cooker point. Radiator. Serving hatch to lounge. Gas boiler which supplies the central heating and hot water.

Lounge

18'4" x 10'8"

Electric fire set in feature timber surround with marble hearth. Radiator. Wall and centre lighting. Telephone point. Thermostat control for the central heating.

Lobby

2'7" x 2'7"

Access to the loft area.

Wet Room

7'6" x 6'5"

Shower area with electric shower, pedestal wash hand basin and w.c. with dual push button flush. Chrome heated towel rail. Part tiled walls. Extractor fan. Airing cupboard housing the hot water cylinder with immersion heater and programmer controls.

Bedroom 1

10'8" x 9'3"

Radiator. T.V. aerial point.

Bedroom 2

12'6" x 7'9"

Radiator. Sliding door to:

Conservatory

10'0" x 10'0"

Double opening 'French' doors leading out to the rear garden.

Driveway

To the front and side of the property is a block paved driveway with parking for several vehicles.

Garage

Electric remote operated garage door. Personal side access door.

Gardens

To the front of the property the garden has been block paved to provide additional parking and is fronted by a brick wall. To the side is access through to the extended rear garden which has been paved with gravel borders. Two timber garden sheds and 1 metal garden 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: 9.00am - 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

From our office head north along Victoria Road, at the traffic lights turn left onto the High Street, carry on past the CO-OP supermarket, take your next left onto the Strand and number 57 can be found towards the end of the road on your left hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85	(92 plus) A		86
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		66
(55-68) D	65		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

