

Jesmond Dene Quebec Road,
Mablethorpe, LN12 1LT

No Onward Chain £124,950



**** £129,950 REDUCED TO £124,950 ** NO ONWARD CHAIN!** Situated in a superb location adjacent to the beach is this two bedroom semi detached bungalow which is also convenient for the town centre and local amenities.

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

Front Entrance Door to:

Entrance Hall

12'9" x 4'6"

Stripped timber floor. Access to the loft area. Smoke alarm.

Lounge

12'9" x 12'0"

Feature cast iron fireplace. Stripped timber floor. Radiator. Centre lighting.

Kitchen

12'2" x 10'0"

Fitted base units with solid wood work surfaces over. Stainless steel sink unit and drainer with mixer taps. Chrome heated towel rail. Gas combination boiler which supplies the central heating and hot water. Stripped timber floor.

Conservatory

11'4" x 7'9"

Tiled floor. Side access door.

Bathroom

11' x 10'0"

With four piece bathroom suite which consists of a cast iron roll top bath, shower enclosure with mixer shower, wash hand basin set on feature console table and w.c. with dual push button flush. 2 heated towel radiators. Original tiled floor.

Bedroom 1

10' x 9'

Radiator. Stripped timber floor.

Bedroom 2

10'0" x 7'6"

Radiator. Stripped timber floor.

Driveway

Gravelled driveway to the side of the property with double opening gates.

Gardens

To the front of the property is a lawned garden fronted by a brick wall. To the rear is a pleasant timber decked garden with patio area.

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 - A.

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.

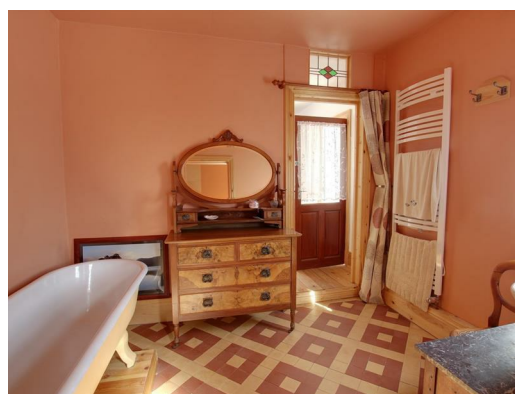
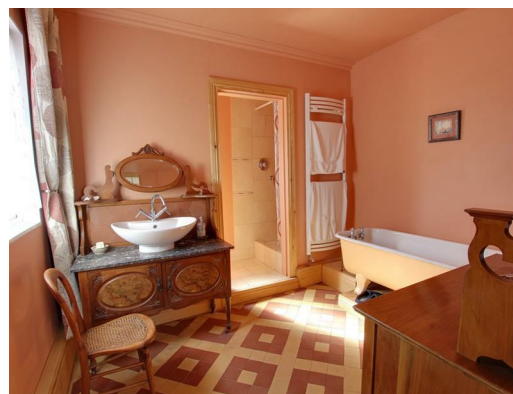
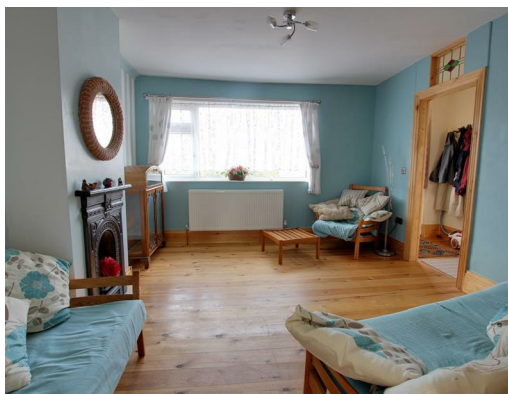
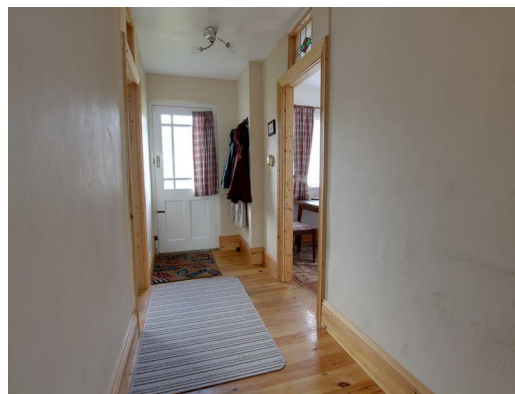
Saturday 9.00 a.m. to 3.00 p.m.

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.

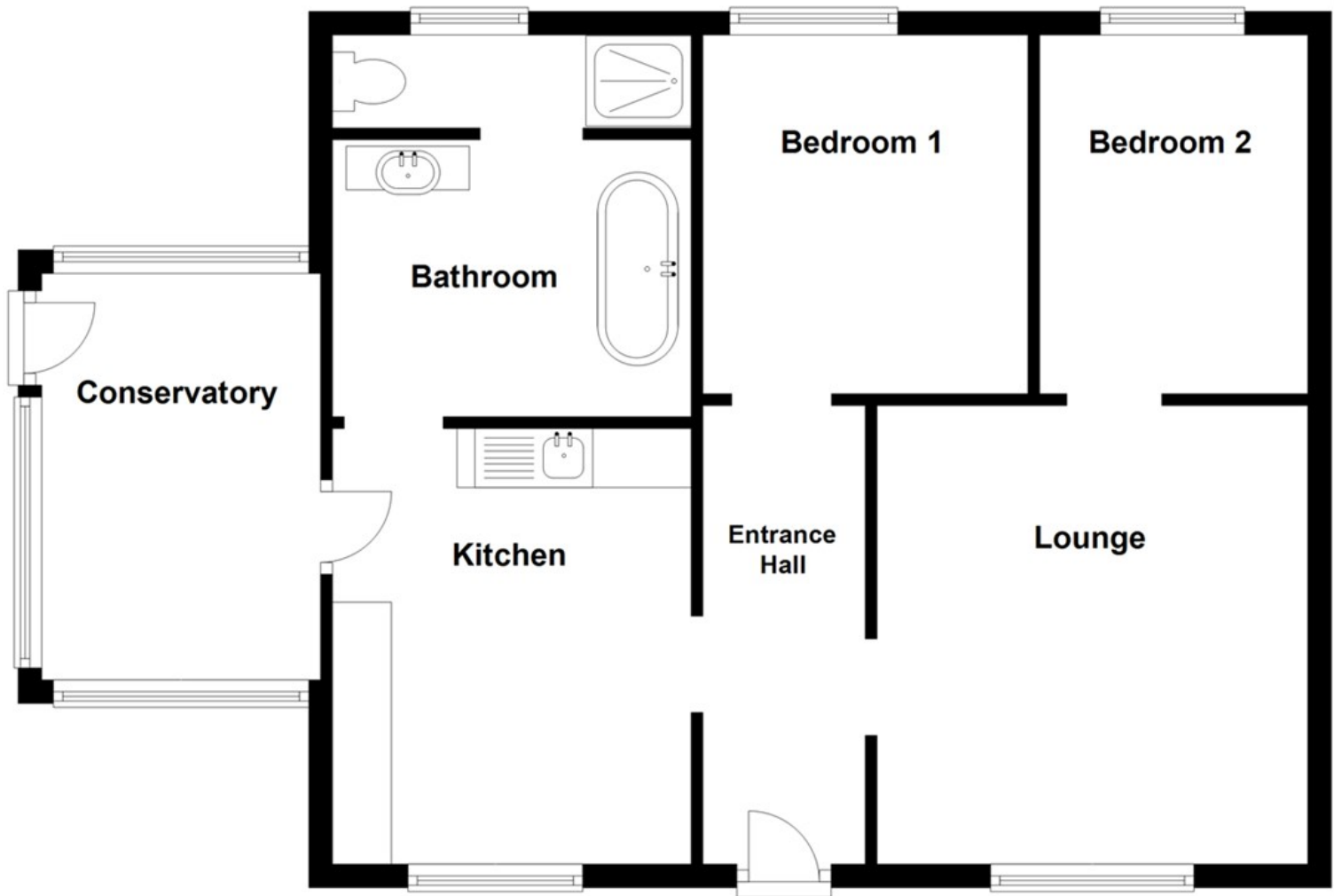
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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 to the traffic lights then turn right onto the High Street. At the pullover turn left onto Quebec Road and Jesmond-Dene can be found on your left hand side before you reach the cinema.

