

The Haven Alford Road, Mablethorpe, LN12 1PX

Reduced To £259,950



**** REDUCED FROM £274,950 TO £259,950**** Situated on the outskirts of Mablethorpe is this spacious, well presented and individually designed three bedroom (one en-suite) detached bungalow with three reception rooms and a conservatory.

The property has the benefit of Solar panels, Gas central heating and UPVC double glazing. Internally the spacious well laid out accommodation consists of:-

Entrance Lobby

6'4" x 5'10"

Door to:

Entrance Hall

15'3" x 9'4"

L-shaped. Radiator. Telephone point. Dado rail. Smoke alarm. Access to the loft area which is partly boarded and has a pull down ladder. The Gas combination boiler is also located in the loft.

Lounge

20'7" x 13'

Bow window. Gas fire set in feature timber surround with marble hearth. Radiator. Telephone point. T.V. aerial point.

Kitchen

15'6" x 9'3"

Housing a range of modern fitted units this kitchen includes large pan drawers along with a tall larder unit. The base units are also finished with granite work surfaces. 1.5 bowl sink unit and drainer with mixer taps. Integrated dishwasher. Plumbing for washing machine. Gas and Electric cooker point. Extractor hood. Part tiled walls.

Dining Room

10'9" x 8'0"

Radiator. Delft rack. Opening leading through to:

Conservatory

8'4" x 7'10"

Radiator. Door leading out to the rear patio and garden.

Bathroom

11'2" x 7'

With four piece white bathroom suite which consists of a panelled bath, large shower enclosure with thermostatic mixer shower, pedestal wash hand basin and w.c. with dual push button flush. Chrome heated towel rail. Spot lighting. Half tiled walls. Tiled floor. Extractor fan. Fitted storage cupboard.

Bedroom 1

16'1" x 12'0"

Large fitted wardrobes with sliding mirrored doors. Radiator. T.V. aerial point. Door to:

En-suite Shower Room

9'2" x 6'

Wet room style shower area with Electric shower, pedestal wash hand basin and w.c. Radiator. Tiled floor. Fully tiled walls. Spot lighting. Door to:

Study

10'0" x 9'2"

Radiator. Telephone point. Access to the loft area.

Bedroom 2

12' x 10'5"

Radiator. Control for the solar panels.

Bedroom 3

11'4" x 10'5"

Radiator.

Driveway

Large block paved driveway providing parking for several vehicles with double opening wrought iron gates.

Garage

18'5" x 15'8"

Spacious garage with Electric garage door, power and lighting.

Gardens

To the front of the property is a lawned garden with feature brick built 'Well' and flower borders fronted by a brick wall. To the side is a timber shed and gated access to the rear garden which is also laid to lawn. 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 - According to the Valuation Office Agency Website the property is currently in Council Tax Band C

Viewing Arrangements

Viewing by appointment through Choice Properties Mablethorpe on 01507 472016.

Opening Hours

Monday to Friday 9.00 a.m to 5.00 p.m.

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

Making an offer

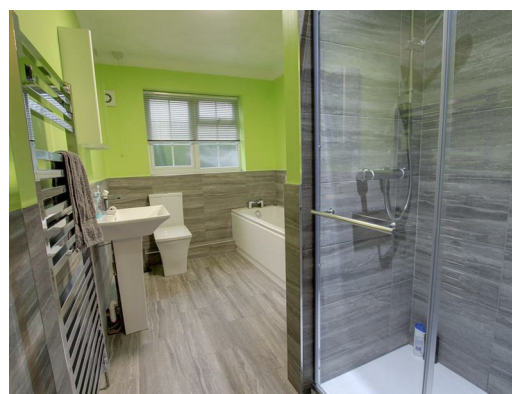
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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

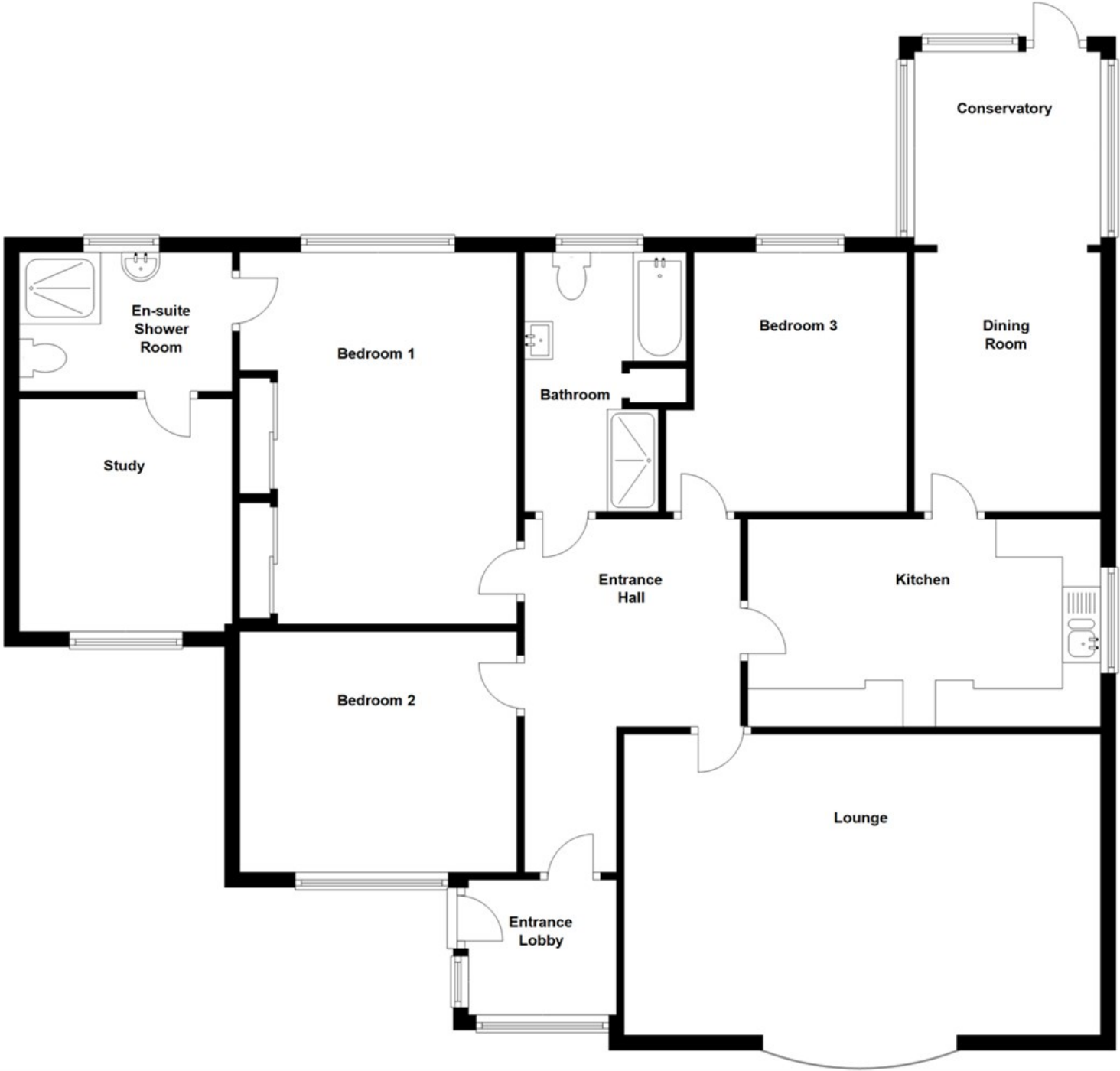
All details also available on our website www.choiceproperties.co.uk

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Ground Floor



Directions

From our office head North to the traffic lights and turn left onto the High Street. Continue along this road leading you out of town and 'The Haven' is the last bungalow on your right hand side before you leave Mablethorpe.

