

117 Golf Road,
Mablethorpe, LN12 1LH

Offers Around £130,000



**** OFFERS AROUND £130,000 **** We offer for sale this detached two bedroom bungalow situated in this pleasant position convenient for the town centre, beach and local amenities.

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

Side entrance door to:

Entrance Lobby

6' x 4'5"

Door to the rear garden. Door to:

Kitchen

13'9" x 6'6"

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

Lounge

16'0" x 12'2"

Bow window. Radiator. Electric fire set in timber surround. Centre lighting. T.V. aerial point. Telephone point. Programmer controls for the central heating and hot water.

Inner Hallway

4' x 2'7"

Access to the loft area.

Shower Room

6'5" x 6'

With three piece suite which consists of shower enclosure with electric shower, pedestal wash hand basin and w.c. Radiator. Extractor fan. Half tiled walls.

Bedroom 1

15'0" x 9'4"

Airing cupboard housing the hot water cylinder with immersion heater. Radiator. Sliding patio doors leading through to the conservatory.

Bedroom 2

10'7" x 9'6"

Radiator. Sliding patio doors to the Covered Porch.

Conservatory

10'8" x 7'7"

Electric wall mounted heater. Wall lighting. Door to the driveway. Door to:

Covered Porch

8' x 7'4"

Double doors to the rear garden.

Driveway

Garage

With up and over door. Side access door. Power and lighting.

Gardens

To the front of the property is a gravelled garden with flower beds and borders fronted by hedging. To the side/rear of the property is a privately enclosed patio garden with flower beds and borders.

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 B

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 along Victoria Road, at the traffic lights turn right onto the High Street, at the junction take a left turn onto Quebec Road. Carry on along this road and then take your 1st left after the cinema onto Golf Road and number 117 can be found about halfway along 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		83	(92 plus) A		84
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		63
(55-68) D	64		(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		

