

57 St. Andrews Road,  
Mablethorpe, LN12 1JB

Reduced To £109,950



**\*\*£124,950 REDUCED TO £109,950\*\*** We offer for sale this semi detached two bedroom bungalow which is situated in a pleasant residential position convenient for the town centre, beach and local amenities.

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

### **Double opening rear entrance doors to:**

#### **Conservatory**

12' x 9'6" extending to 10'7"

Radiator. Tiled floor. Sliding patio door leading through to:

#### **Kitchen**

12' x 8'3" extending to 9'3"

Fitted wall and base units with work surfaces over. 1.5 bowl sink unit and drainer with mixer taps. Gas cooker point. Space for range oven. Part tiled walls. Tiled floor. Opening leading through to:

#### **Lounge**

11' x 9'

Radiator. Telephone point. Gas combination boiler which supplies the central heating and hot water.

#### **Hallway**

17' x 3'

Radiator. Access to the loft area.

#### **Bedroom 1**

12'4" x 11'

Radiator. Fire escape window to the front.

#### **Lobby**

5'1" x 4'6"

Opening leading through to:

#### **Utility Area**

12'8" x 4'6"

Fitted base units with work surfaces over. Stainless steel sink unit and drainer. Plumbing for washing machine and tumble dryer.

#### **Bedroom 2**

11' x 7'7"

Radiator.

#### **Bathroom**

7'7" x 5'5"

With three piece white bathroom suite which consists of a panelled 'Spa' bath with electric shower over, pedestal wash hand basin and w.c. Radiator. Part tiled walls.

#### **Driveway**

To the front of the property is a gravelled area for parking and to the side is a shared concrete driveway creating access to the rear of the property via the timber gates.

#### **Gardens**

To the rear of the property is a lawned garden with a paved patio and path. Gravelled borders. Three garden sheds.

#### **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](http://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 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.

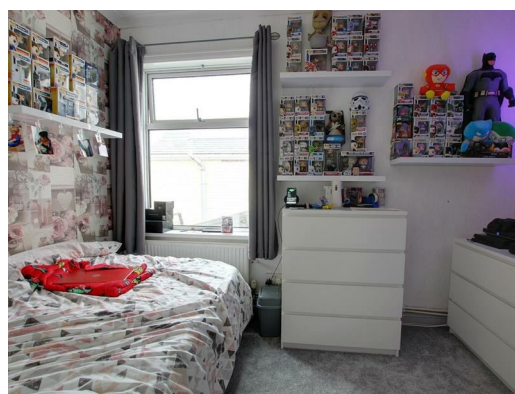
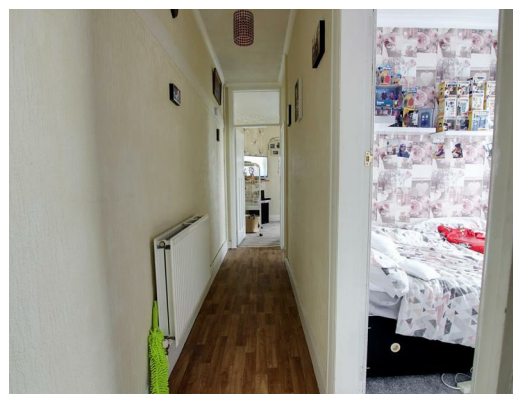
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

### **Website**

All details also available on our website [www.choiceproperties.co.uk](http://www.choiceproperties.co.uk)

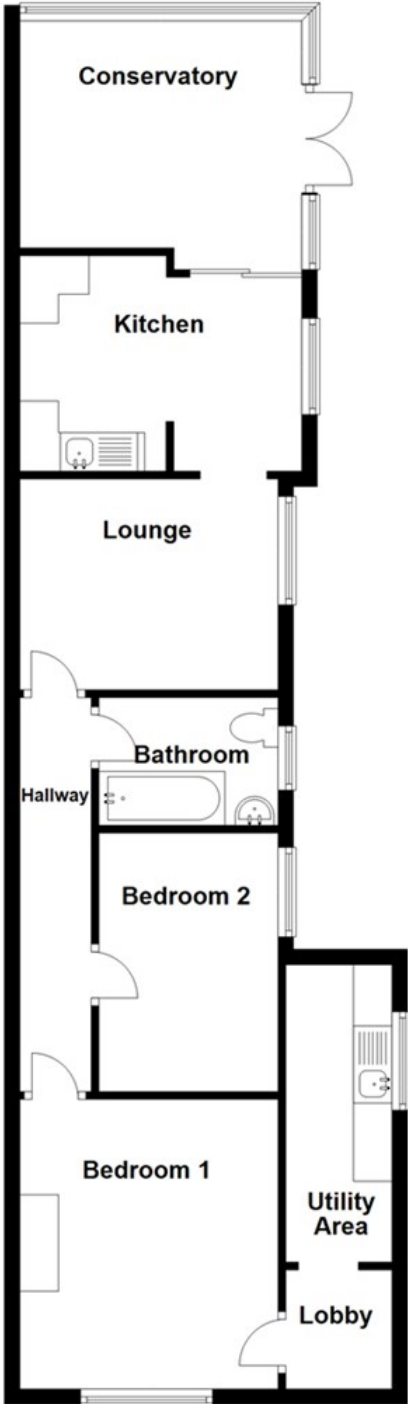
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Ground Floor





# Directions

Upon leaving the office head North towards the traffic lights and turn right onto the High Street, at the pullover turn left onto Quebec road. Travel along Quebec road until you reach the cinema then take your immediate left onto Golf Road. Your first turning on the left hand side will be St. Andrews Road and number 57 can be found on your left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	35	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	34	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

