

23 Regent Road,
Mablethorpe, LN12 1LQ

Reduced To £109,950



This spacious semi detached dormer bungalow is situated in a residential position close to the beach and convenient for the town centre.

The property has the benefit of Gas Central Heating plus UPVC double glazed windows and doors. The spacious internal accommodation consists of:-

Front entrance door to:

Kitchen

16'8" x 5'1"

Fitted wall and base units with work surfaces over. Sink unit and drainer with mixer taps. Integrated electric oven and gas hob with filter hood over. Part tiled walls. Radiator. Single and 3 double power points. Gas combination boiler which supplies the central heating system and hot water. Programmer controls.

Utility Room

8'5" x 5'1"

Base unit with work surfaces over. Stainless steel sink unit and drainer with mixer taps. 2 double power points. Radiator. Tiled floor. Tiled walls. Plumbing for washing machine.

Lounge/Diner

23'8" x 12'0" narrowing to 8'9"

Bay Window. Feature fireplace with timber surround. 2 Radiators. T.V. aerial point. 6 double power points. Wall and centre lighting. 2 Telephone points. Feature beamed ceiling. Under stairs storage cupboard with double power point and light.

Hallway

Staircase to the first floor landing.

Study

10'9" x 7'8"

2 double power points. Radiator. Opening to:

Sitting Room/Bedroom 3

15'7" x 8'9"

5 double power points. Radiator. Telephone point. Electric consumer unit. Door leading out to the rear garden.

Shower Room

With w.c. and shower tray with electric shower over.

Landing

10'3" x 6'2"

Bedroom 1

10'1" x 12'0"

Fitted wardrobes. Telephone point. Radiator. 3 Double power points.

Bedroom 2

10'1" x 12'0"

Radiator. 3 Double power points. Telephone point

Bathroom

10'3" x 5'7"

With white three piece bathroom suite comprising of wash hand basin in vanity unit, w.c and panelled bath with mixer shower taps. Extractor fan. Radiator. Fully tiled walls. Tiled floor.

Driveway

Outbuilding

There is a brick built store measuring 10' x 8'7" (approx) with double power point and lighting. Cold water tap. Exterior lighting.

Gardens

To the front of the property the garden has been concreted to provide extra parking space. The garden to the rear of the property is mostly laid to lawn.

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 - B

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.

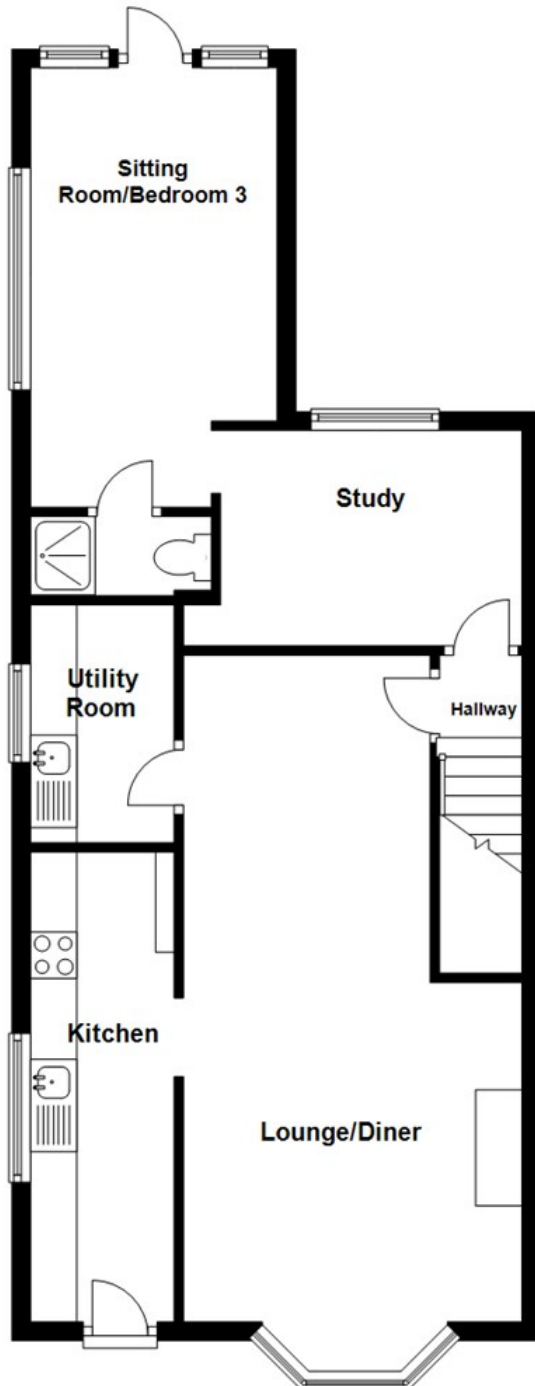
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

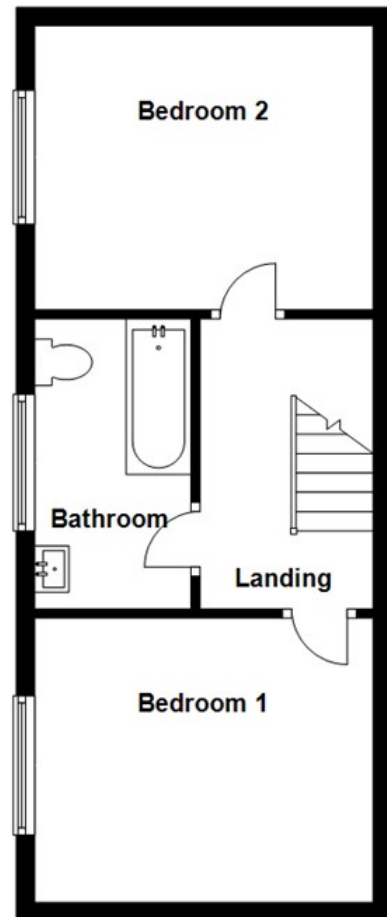




Ground Floor



First 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 second turning on the left hand side will be Regent Road and number 23 can be found on your left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

