

11 Maxwell Drive,  
Mablethorpe, LN12 1BS

Reduced To £114,950



Located in a pleasant residential position close to town we offer for sale this semi detached two bedroom bungalow with low maintenance gardens and a large garage/workshop.

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

### **Side entrance door to:**

#### **Entrance Hall**

10'9" x 8'

L-shaped. Airing cupboard housing the hot water cylinder with immersion heater. Storage heater.

#### **Lounge**

16'8" x 11'3"

Storage heater. T.V. aerial point. Centre lighting.

#### **Kitchen**

9'7" x 8'5"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Plumbing for washing machine. Electric cooker point with filter hood over. Fully tiled walls. Storage heater. Electric fuse box. Side door.

#### **Bedroom 1**

12'6" x 10'

Storage heater.

#### **Bedroom 2**

10' x 8'

Storage heater. Fitted fold down bed.

#### **Wet Room**

6'6" x 6'0"

Shower area with electric shower, wash hand basin and w.c. Part tiled walls. Storage heater.

### **Driveway**

#### **Garage/Workshop**

22'8" x 11'4"

Electric garage door. Personal door to the rear. Power and lighting.

### **Gardens**

To the front and side of property is a paved patio garden with a covered section and fronted by a brick wall. To the rear is a small concrete patio garden. Outside lighting. Outside water tap. Outside power.

### **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 5.30 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.

## **Website**

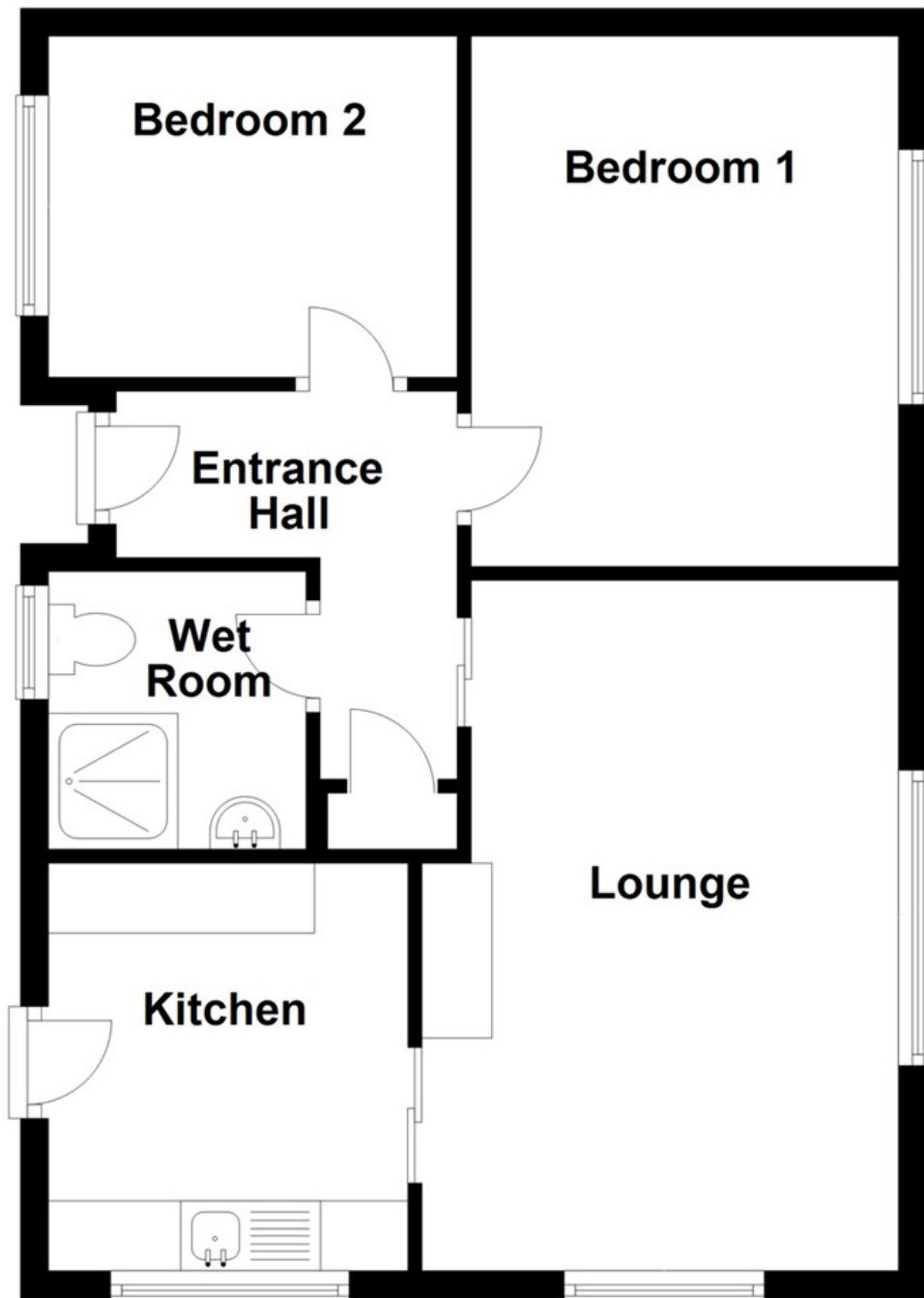
All details also available on our website [www.choiceproperties.co.uk](http://www.choiceproperties.co.uk)

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## Ground Floor



# Directions

From our office head north along Victoria Road, at the traffic lights turn left onto the High Street, carry on past the CO-OP supermarket, take your next left onto the Strand. Maxwell Drive is the first turning on the left and number 11 can be found on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		86	(92 plus) A		66
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	46		(39-54) E	32	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

