

98 Church Lane,
Mablethorpe, LN12 2NU

Price £159,950



Situated on the edge of town we offer for sale this spacious two bedroom Link-detached bungalow with two reception rooms and a Sun Room which opens out onto the privately enclosed gardens with open views over farm land.

The property, which is situated in a sought after location, has the added advantage of Gas Central Heating & UPVC Double Glazed Windows & Doors. The spacious internal accommodation consists of:

Front entrance door to:

Porch

8'3" x 5'2"

Door to:

Hallway

15'8" x 4'5"

Radiator. Access to the loft area. Telephone point. Smoke alarm. Airing cupboard housing the hot water cylinder with immersion heater.

Bedroom 1

12'10" x 11'10" to widest dimensions

Radiator.

Bedroom 2

11'10" x 10'0"

Radiator. Fitted wardrobes.

Shower Room

8'1" x 6'6"

With three piece white suite which consists of a large shower enclosure with mixer shower, pedestal wash hand basin and w.c. Fully tiled walls. Radiator.

Lounge

19'2" x 13'

Gas fire set in feature timber surround. 2 radiators. wall and centre lighting. Double opening 'French' doors leading out to the rear garden. Doors leading through to the Dining Room.

Kitchen

12'1" x 9'8" to widest dimensions

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Plumbing for dishwasher. Radiator. Part tiled walls. Gas cooker point. Programmer controls for the central heating system. Door to covered side porch with plumbing for the washing machine. Opening leading through to:

Dining Room

11'2" x 9'8"

2 radiators. Wall lighting. Opening leading through to:

Sun Room

12'2" x 9'8"

Side door and double opening 'French' doors leading out to the rear garden.

Driveway

To the front of the property is the driveway with five bar gate.

Garage

17'10" x 9'10"

With up and over garage door. Power and lighting.

Workshop

11'7" x 9'10"

Cupboard housing the gas boiler which supplies the central heating and hot water. Gas meter. Electric consumer unit.

Gardens

To the front of the property is a gravelled garden providing additional parking with feature flower beds and borders. To the side is gated access to the privately enclosed garden which is also gravelled with feature borders and open views over farm land to the rear.

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

By appointment through Choice Properties (01507) 472016.

Opening Hours

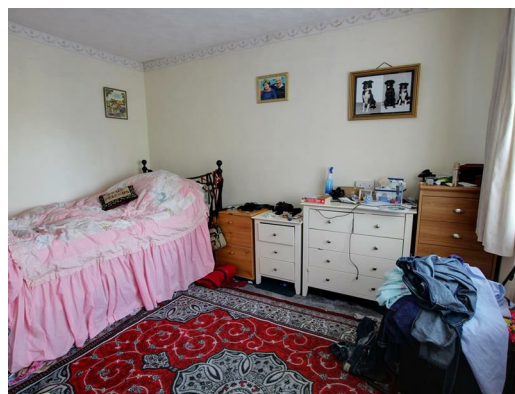
Monday to Friday 9.00 a.m. to 5.30 p.m. Saturday 9.00 a.m. to 3.00 p.m.

Making an offer

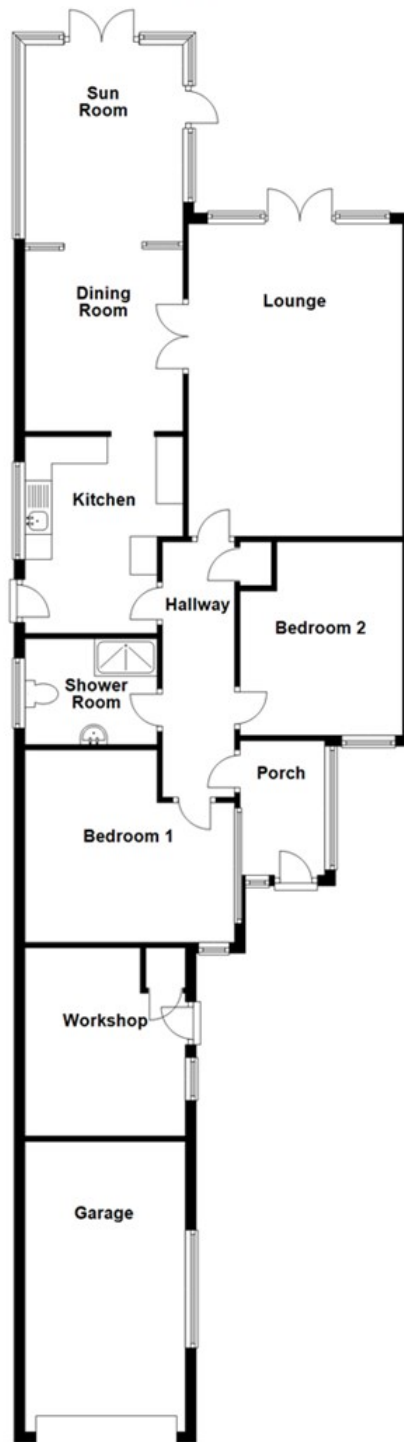
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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 left onto the High Street, carry on past the CO-OP supermarket, past the Police Station and turn left opposite the Primary School onto Church Road. Take your second left onto Church Lane and number 98 can be found towards the end of this road on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(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			98
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			43
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

