

**26 Cambridge Road North,  
Mablethorpe, LN12 1QR**

**Reduced To £120,000**



**\*\*\*£130,000 NOW REDUCED TO £120,000\*\*\*** We offer for sale this two bedroom detached bungalow which requires some modernisation. The property is situated in a quiet residential position close to the beach.

The property has the benefit of Gas and central heating plus UPVC double glazing. Internally the accommodation consists of:-

**Double opening doors to:**

**Carport**

32' x 7'6"

Double opening doors to both the front and rear. Power and lighting. Water tap. Plumbing for washing machine.

**Side entrance door to:**

**Kitchen**

13'2" x 6'2"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Gas cooker point. Radiator. Telephone point.

**Lounge**

16'1" x 12'2"

Gas fire set in feature stone surround which incorporates the t.v. standing. 2 radiators. Centre lighting.

**Lobby**

Access to the loft area.

**Bedroom 1**

15'0" x 9'

Radiator. Airing cupboard housing the hot water cylinder. Sliding patio doors leading out to the rear garden.

**Bedroom 2**

10'4" x 9'5"

Radiator.

**Bathroom**

6'2" x 6'2"

Three piece bathroom suite which consists of a panelled bath with electric shower over, pedestal wash hand basin and w.c. Fully tiled walls.

**Driveway**

**Garage**

With double opening garage doors and a side access door.

**Gardens**

To the front of the property is a small gravelled garden fronted by a brick wall. To the rear is a privately enclosed garden which is laid to lawn. Two timber 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 5.30 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

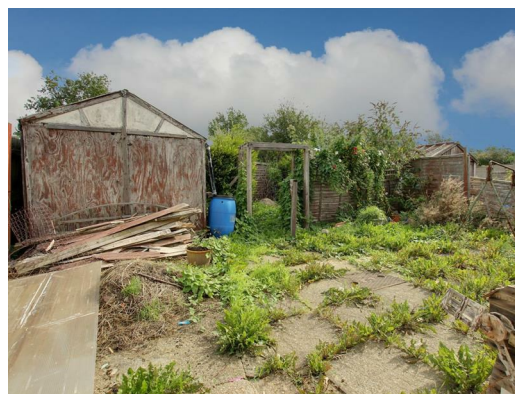
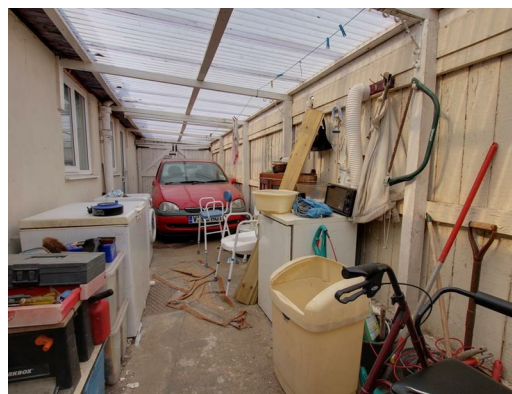
### **Making an offer**

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.

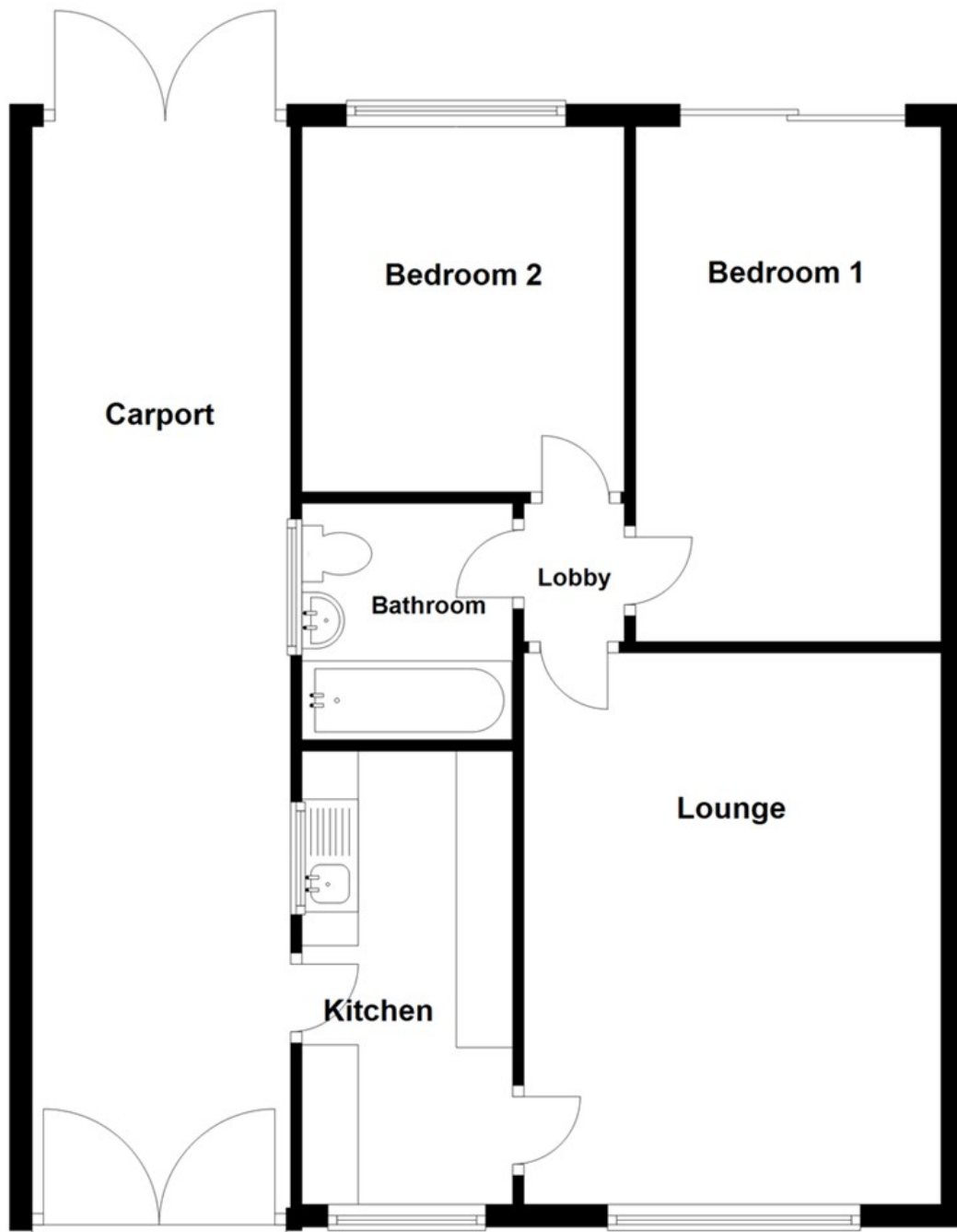
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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

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 and take the 2nd left turning into Links Avenue then immediately right into Cambridge Road North.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

