

**55 Brooke Drive,
Mablethorpe, LN12 2DA**
Reduced To £124,950



***** £139,950 REDUCED TO £124,950***** Located close to the beach and within easy reach of the town centre we offer for sale this immaculate and very well presented two bedroom semi detached bungalow positioned on a corner plot in this sought after residential position.

The property has the benefit of a newly installed Gas Central Heating system plus brand new UPVC double glazed windows, doors and fascias. The well laid out internal accommodation consists of:-

Front entrance door to:

Entrance Hall

15'1" x 3'6" extending to 7'

Radiator. Access to the loft area. Telephone point. Fitted storage cupboard.

Lounge

12'2" x 12'

Electric fire set in feature surround. Radiator. T.V. aerial point. Centre lighting.

Kitchen

9'10" x 8'10"

Newly fitted wall and base unit with solid timber work surfaces and a ceramic sink unit and drainer with mixer taps. Belling Farmhouse double oven cooker. Plumbing for washing machine. Part tiled walls. Tiled floor. Radiator. Gas combination boiler which supplies the central heating and hot water. Electric consumer unit. Side door.

Bedroom 1

12'0" x 9'8"

Radiator.

Bedroom 2

9'9" x 9'8"

Radiator.

Bathroom

7' x 6'4"

With newly fitted white bathroom suite which consists of a panelled bath with electric shower over, pedestal wash hand basin and w.c. Radiator. Tiled floor. Part tiled walls.

Driveway

To the side of the property is the driveway with double opening gates.

Gardens

To the front is a gravelled garden with feature planting. To the side is a lawned garden and to the rear is a privately enclosed garden which is paved and gravelled. Timber shed with power and lighting.

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 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

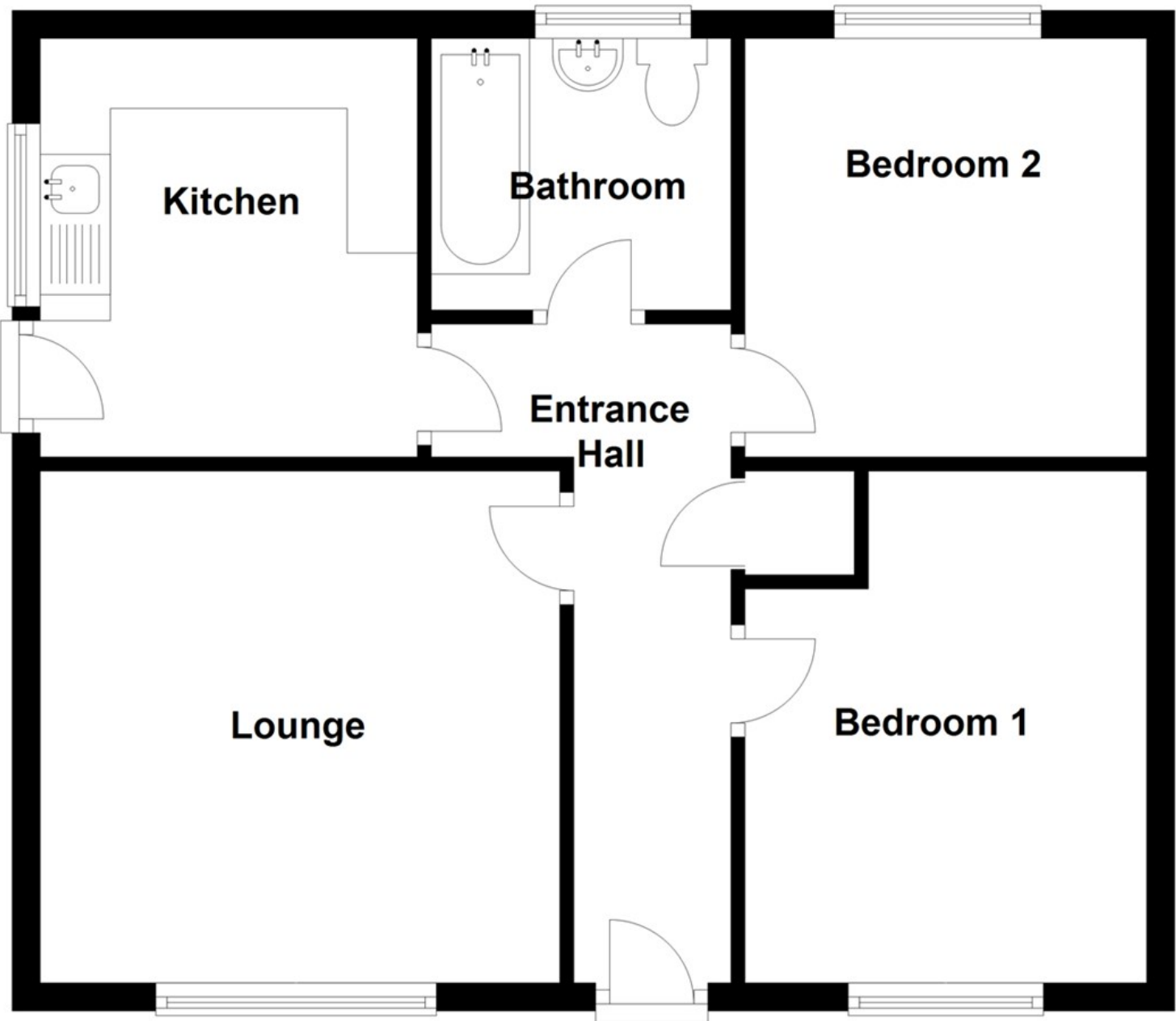
All details also available on our website www.choiceproperties.co.uk

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Ground Floor



Directions

From our office head south along Victoria Road, at the Eagle Hotel turn right onto Seaholme Road, take your first left onto Dymoke Road and then your second left onto Brooke Drive.

