

**Ravendale Golf Road,
Mablethorpe, LN12 1EP**

Reduced To £149,950



*****£169,950 REDUCED TO £149,950***** We offer for sale this spacious three bedroom detached bungalow. It is situated on a substantial plot with open aspect to the front and is convenient for the town centre, beach and local amenities.

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

Front Recess porch with UPVC Entrance Door to:

Entrance Hall

8'2" x 4'10"

Radiator. Double power point. Doors to:

Lounge

20'1" x 12'10"

Extending to 18'3". Box bay window. Feature fireplace with gas fire. 6 Double power points. Telephone point. T.V. aerial point. Electric trip box. Smoke alarm. 2 Radiators. Opening to:

Dining Area

11'0" x 9'0"

Radiator. 3 Double power points. Opening to:

Kitchen Area

11'11" x 7'11"

Modern fitted kitchen comprising of wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer tap. Electric oven. Cooker filter hood. Part tiled walls. Recessed LED spot lighting. 5 Double power points. 'Worcester' gas fired combination boiler which supplies the central heating and domestic hot water.

Bedroom 1

11'5" x 9'9"

Box bay window. Radiator. 3 Double power points.

Bedroom 2

11'7" x 9'4"

Radiator. 3 Double power points.

Bedroom 3

11'8" x 11'1"

Radiator. Sliding patio doors to the rear garden.

Rear Lobby

7' x 2'11"

Fitted work surface. Double power point. Plumbing for automatic washing machine.

Bathroom

7'11" x 5'10"

Consisting of panelled bath, pedestal wash hand basin and w.c. with dual push button flush. Part tiled walls. Recessed LED spot lighting.

Utility Area

5'4" x 5'1"

With door to outside.

Outside WC

5'2" x 3'3"

With low level flush w.c.

Driveway

Gravelled driveway providing ample parking space and leading to the rear of the property. There is also ample parking at the rear of the property providing further standing space for caravan, motor home, boat etc.

Outside

To the front of the property is a lawned garden. The driveway continues down the side and around to the rear of the property. Directly behind the property is a patio area edged with plants and shrubs, a pathway leads on to two caravans. Beyond the 2 caravans is a large further lawned garden.

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

Tenure

Freehold

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 472016

Opening Hours

Monday - Friday 8.00am - 5.30pm
Saturday 9.00am - 3.00pm

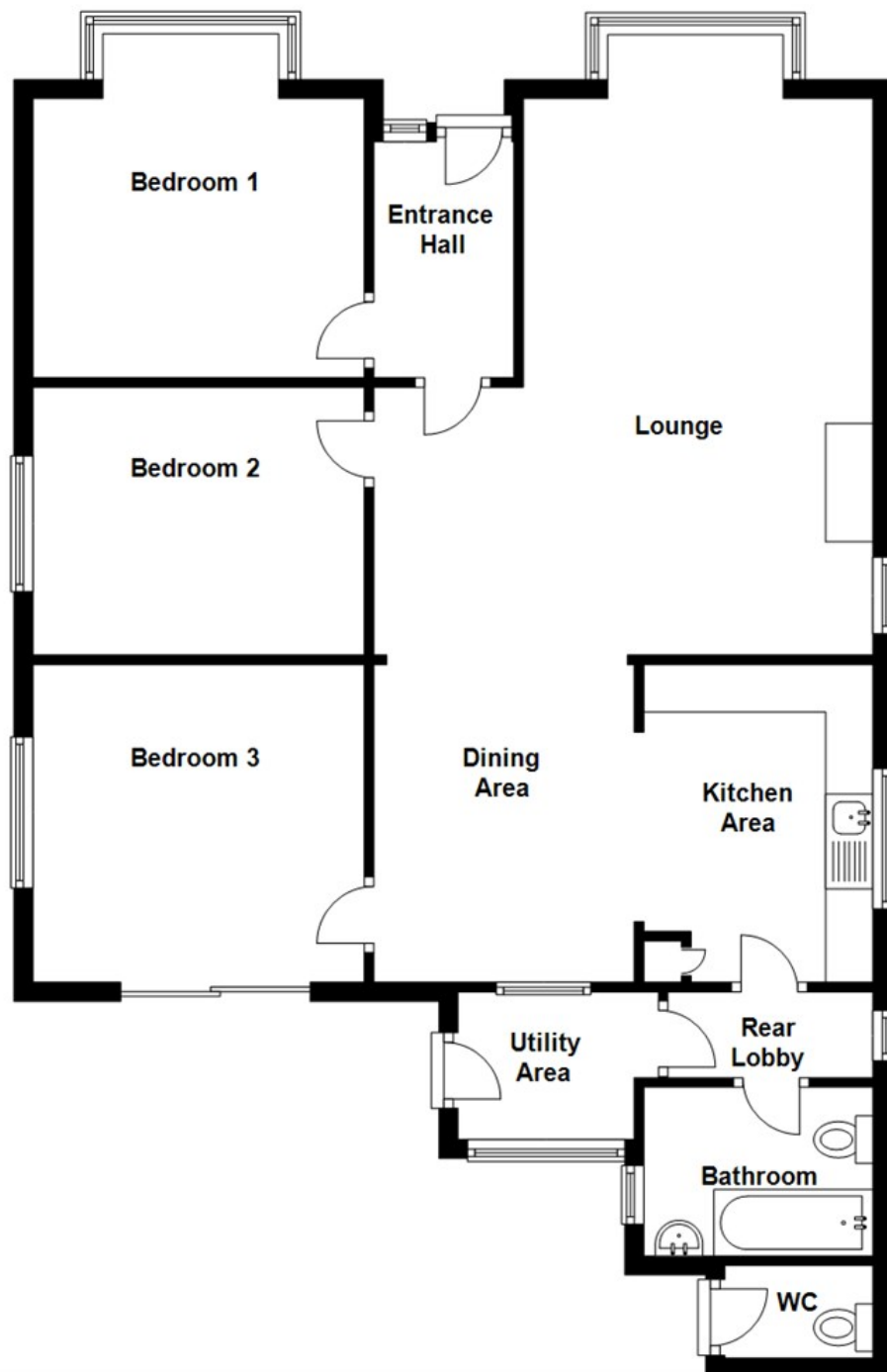
ADDITIONAL NOTES

Please note that this property has an asbestos roof which has been covered over with a Decra Tile roof. If you are considering having Mortgage, it is extremely likely that a retention will be held to cover the cost of roof replacement.

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.







Directions

From our office head north along Victoria Road to the traffic lights. At the traffic lights turn left onto the High Street. Follow along onto Alford Road and Golf Road and Golf Road can be found to your right. Ravensdale is situated a short distance along on your right hand side.

