

## 6 Mablethorpe Park, Mablethorpe, LN12 2AP

Reduced To £76,000



\*\*\*REDUCED FROM £79,950 to £76,000 \*\*\* Choice Properties are pleased to offer this two bedroom detached bungalow which is located close to the beach and convenient for the town centre.

The property has the added advantage of UPVC double glazing and electric central heating. Internally the accommodation consists of:

### **Front entrance door to:**

#### **Lounge**

14' x 9'1" to widest dimensions

Bow window. Radiator. T.V. aerial point. Telephone point. Spot lighting. Open plan leading through to:

#### **Kitchen**

7'6" x 5'10"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Integrated electric oven and hob with filter hood over. Plumbing for washing machine. Part tiled walls.

#### **Bedroom 1**

8'9" x 7'6"

Bow window. Radiator. Fitted storage cupboard. Spot lighting. Opening leading through to:

#### **Dressing Room/Bedroom 2**

8'9" x 7'4"

Radiator. Spot lighting.

#### **Bathroom**

6'1" x 5'10"

With three piece white bathroom suite which consists of a panelled bath with electric shower over, wash hand basin and w.c. with dual push button flush. Chrome heated towel rail. Fully tiled walls. Tiled floor. Spot lighting. Extractor fan.

#### **Driveway**

Block paved driveway to the front of the property.

#### **Gardens**

To the front of the property is a lawned garden with a timber decked porch. To the side is access to the rear garden which is also laid to lawn with a timber shed.

#### **Boiler Room**

To the rear of the property is the boiler room which houses the electric boiler and hot water cylinder.

#### **Tenure**

Leasehold

Leasehold - 99 Year lease which started in 2010.

Ground Rent - £250 a year.

Maintenance - approx £200 a year

12 months occupancy.

### **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 5.00 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.

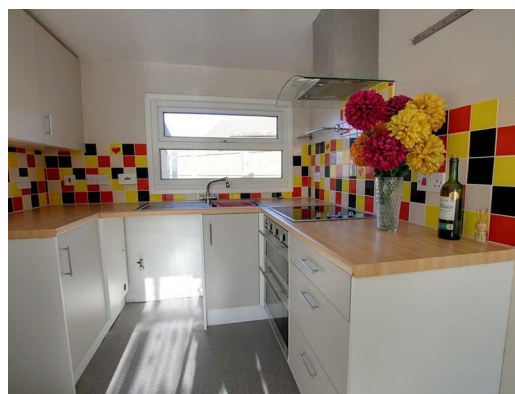
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

### **Website**

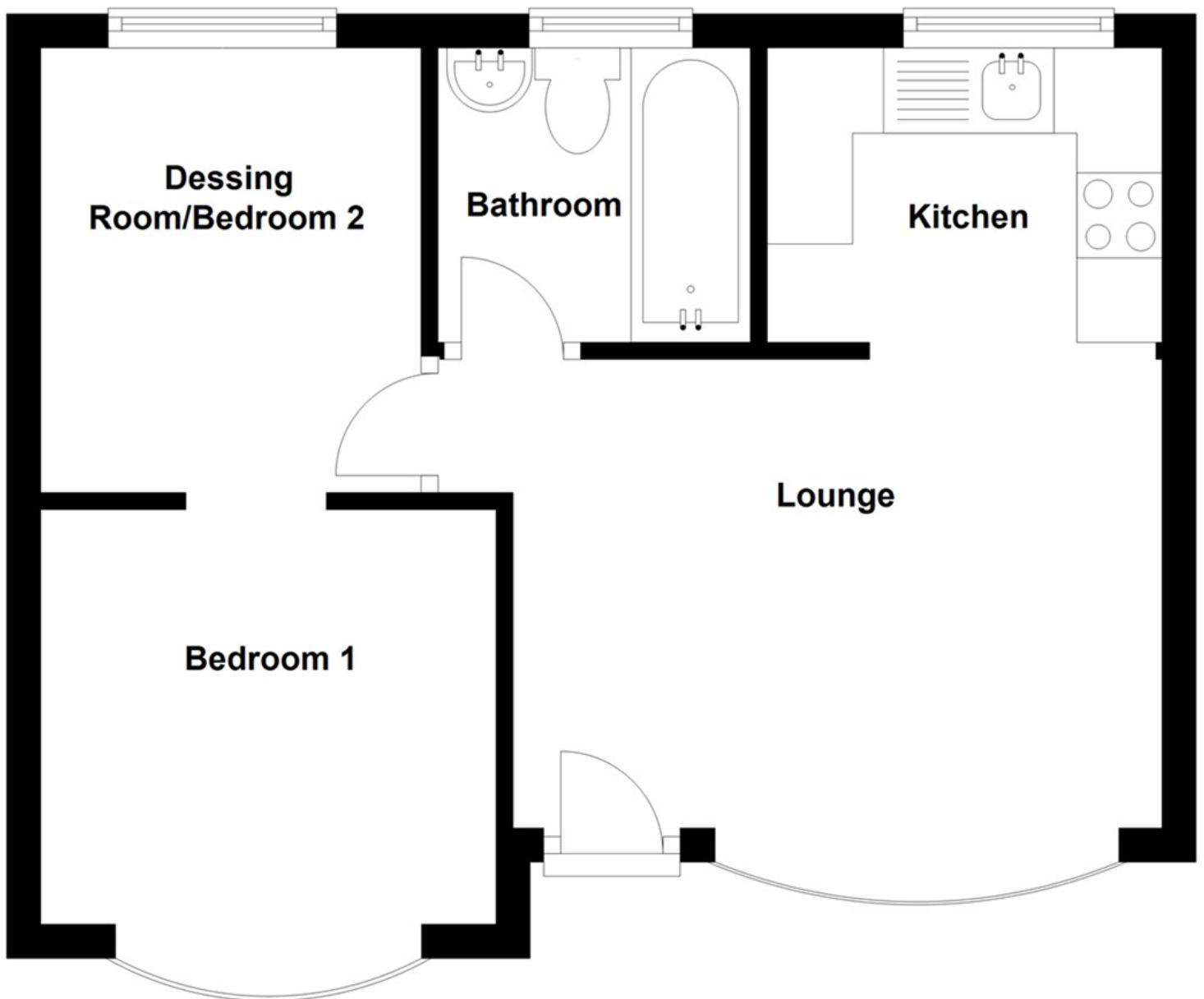
All details also available on our website [www.choiceproperties.co.uk](http://www.choiceproperties.co.uk)

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# Ground Floor



# Directions

From our office head south along Victoria Road, at the Eagle Hotel follow the bend around to the left onto Seaholme Road. Carry on a short way and the entrance to Mablethorpe Park is located on your right hand side.

