

19 Parklands,
Mablethorpe, LN12 1BY

Price £184,950



**** ANOTHER SUCCESSFUL SALE BY CHOICE PROPERTIES...
WHY NOT MAKE US "YOUR" CHOICE ****

This spacious property has the benefit of Gas central heating and UPVC double glazing. Internally the accommodation consists of:

Front Entrance door to:

Entrance Hall

23' x 8'4" to widest dimensions

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

Kitchen

12'6" x 11'3"

Fitted wall and base units with work surfaces over. Sink unit and drainer with mixer taps. Integrated Electric oven and Gas hob with filter hood over. Plumbing for washing machine and dishwasher. Part tiled walls. Radiator. Remote control for electric garage door. Side access door.

Lounge

16'8" x 13'5"

Radiator. T.V. aerial point. Double opening 'French' doors leading out to the rear patio and garden.

Bedroom 1

13'2" x 13'2" to widest dimensions

Radiator. Fitted wardrobes and drawers. Door to;

En-suite Shower Room

9'4" x 4"

With three piece bathroom suite which consists of a shower enclosure with electric shower, pedestal wash hand basin and w.c. Radiator. Extractor fan.

Bedroom 2

10'9" x 10'9"

Radiator. Fitted wardrobes and drawers.

Bedroom 3

9'5" x 9'1"

Radiator.

Shower Room

8'7" x 6'6"

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

Driveway

Spacious driveway with parking for several vehicles.

Garage/Workshop

17' x 12'4"

Electric remote operated garage door. Personal door to the rear. Power and lighting.

Gardens

To the front of the property is a gravelled garden for ease of maintenance. To the side is gated access to the privately enclosed garden which is laid to lawn with feature borders and a patio area. Storage shed to the side of the garage. External power points and lighting. Outside water tap.

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 C

Viewing Arrangements

By appointment through Choice Properties on (01507) 472016

Opening Hours

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

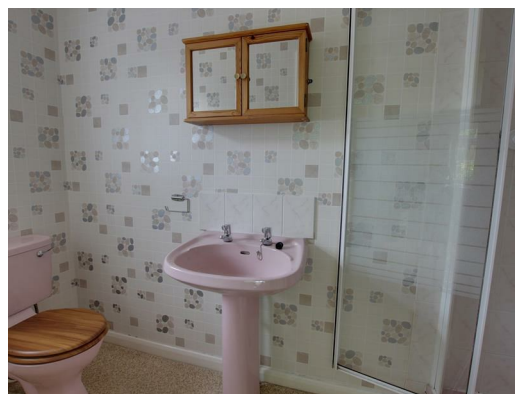
Saturday 9.00 a.m. to 3.00 p.m.

Making an offer

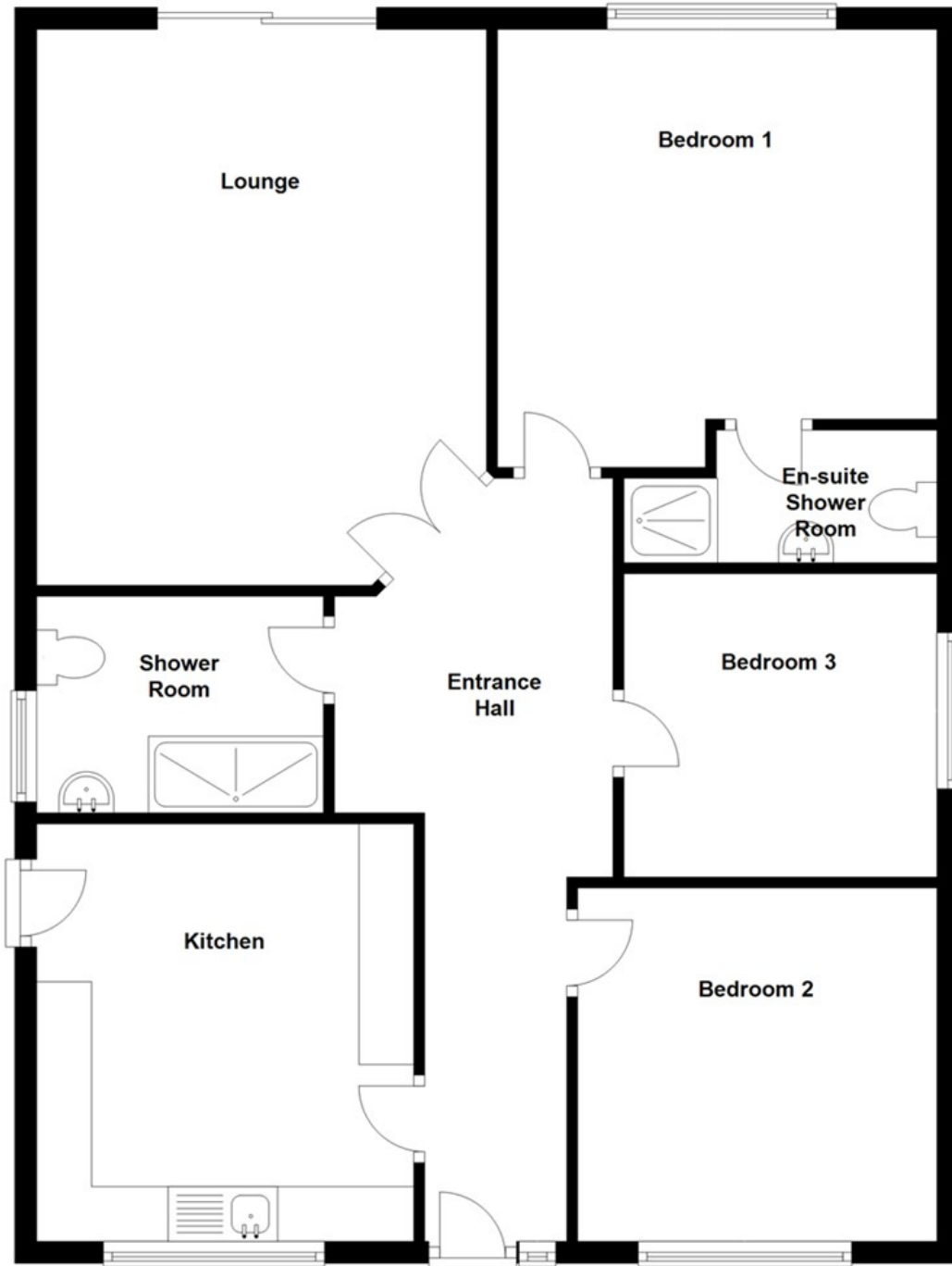
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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

From our office head North then at the traffic lights turn left onto the High Street. Continue along the High Street before turning left opposite the Primary school into Parklands. Number 19 can be found towards the end of the road on your left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

