

7 Ivel Close,
Mablethorpe, LN12 1NA

Reduced To £144,950



**** NOW REDUCED TO £144,950 **** We offer for sale this modern two bedroom detached bungalow situated in a pleasant residential position convenient for the town centre, beach and local amenities.

The property has the benefit of Gas central heating and UPVC double glazed windows and doors. The well laid out internal accommodation consists of:

UPVC Side Entrance Door to:

Hallway

9'11" x 3'3"

Radiator. Single power point. Electric trip box. Loft access. Doors to:

Lounge

15'10" x 12'10"

Measurements to widest points. Radiator. Single & 2 double power points. T.V. aerial point. Airing cupboard housing lagged hot water cylinder.

Kitchen

9'11" x 8'1"

Measurements to widest point. Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer tap. Plumbing for automatic washing machine. Radiator. 2 Double power points. Fluorescent lighting. Gas cooker point. 'Ideal Icos' gas fired boiler which supplies the central heating and domestic hot water. Programmer control. UPVC Door to outside.

Bedroom 1

12'11" x 9'11"

Radiator. 2 Single power points.

Bedroom 2

10' x 7'8"

Radiator. 2 Single power points.

Shower Room

6'2" x 6'

Consisting of quadrant shower cubicle with 'Triton T80z' electric shower, hand basin set in vanity unit and w.c. with concealed cistern. Fully tiled walls. Chrome towel radiator.

Outside

The property is fronted by a low level brick wall. Directly to the front of the property is a well maintained lawned garden. At the bottom of the driveway a timber gate leads to the enclosed rear garden that is also laid to lawn.

Driveway

Providing ample parking space.

Garage

17'9" x 8'10"

With up & over door. Power & 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 - According to the Valuation Office Agency Website the property is currently in Council Tax Band C

Opening Hours

Monday to Friday 9.00 a.m to 5.30 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 472016.

Making an offer

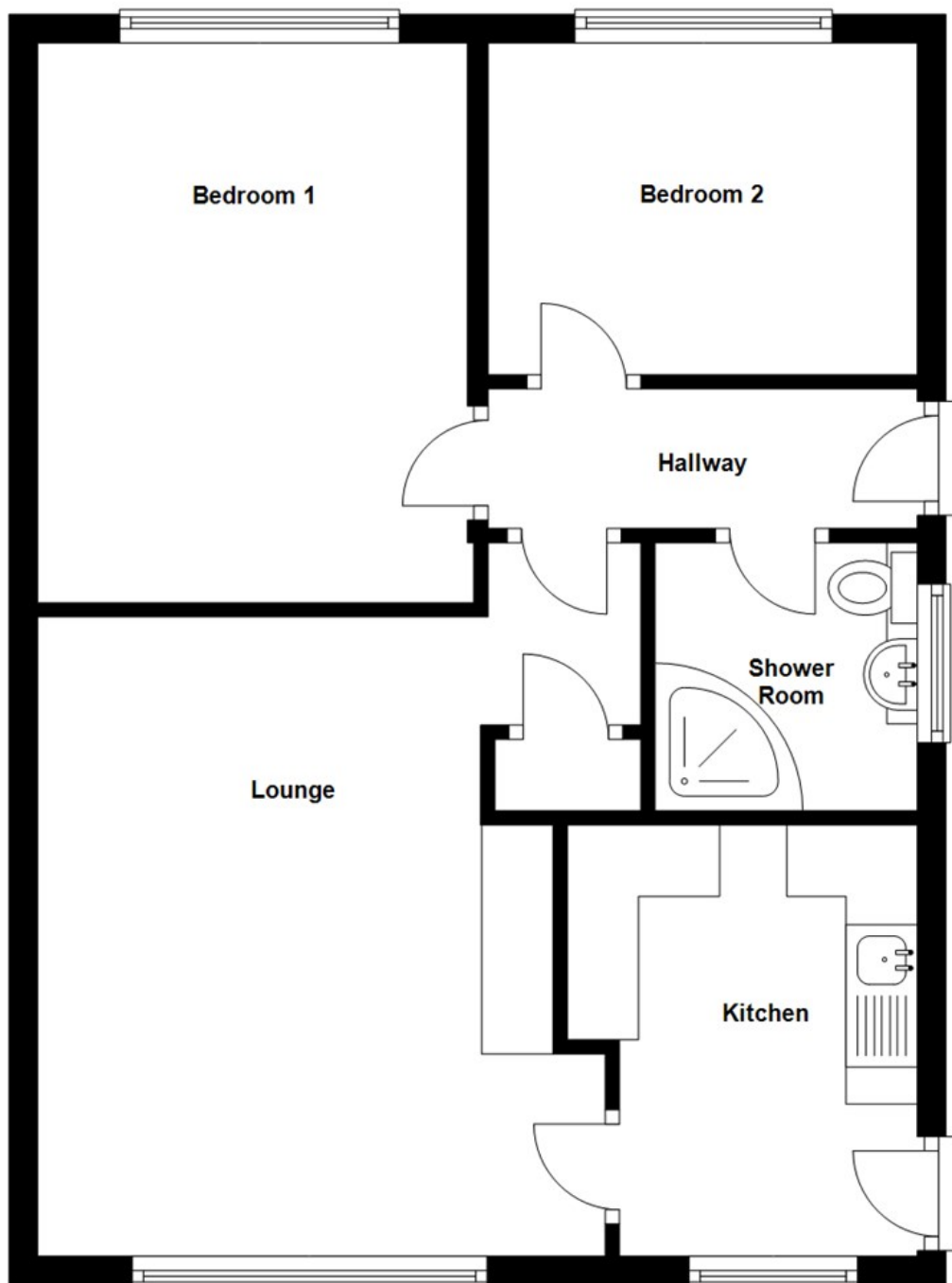
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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







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 until you reach the cinema then take your immediate left onto Golf Road. Your first turning on the right hand side will be Ivel Grove and Ivel Close can be found on your left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(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		85
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

