

18 Links Avenue, Mablethorpe, LN12 1QL

Reduced To £130,000



****REDUCED TO £130,000 from £139,950**** We offer for sale this well presented two bedroom semi detached bungalow with a spacious garage/workshop to the rear. The property is situated in a pleasant residential position close to the beach, town centre and local amenities.

The property has the benefit of Gas central heating and UPVC Double Glazed windows and doors. Internally the spacious well laid out accommodation consists of:-

Front Entrance door leading into:

Utility/Dining Area

24'4" x 5'8"

Fitted work surfaces. Plumbing for washing machine and dishwasher. 2 radiators. 4 double power points. Door leading out to the rear garden. Open plan leading through to:

Kitchen

14'0" x 6'2"

Fitted wall and base units with work surfaces over. Stainless steel 1.5 bowl sink unit and drainer with mixer taps. Gas cooker point with filter hood over. Part tiled walls. Radiator. 3 double power points. Electric consumer unit.

Lounge

16'0" x 12'3"

Feature electric fire with surround. Radiator. 1 single and 2 double power points. T.V. aerial point. Telephone point. Centre lighting. Programmer and thermostat control for the central heating.

Inner Lobby

3'9" x 2'11"

Access to loft area.

Bedroom 1

15'0" x 9'1"

Fitted wardrobes with bridging unit and matching bedside cabinets. Radiator. 1 single and 2 double power points.

Bedroom 2

10'7" x 9'6"

Fitted wardrobes. Radiator. 2 double power points. T.V. aerial point.

Bathroom

6'1" x 6'

With three piece white bathroom suite which consists of panelled bath with wash hand basin and w.c. set in a vanity unit. Fully tiled walls. Tiled floor. Spot lighting. Chrome heated towel rail.

Driveway

As the property is on a corner plot the driveway is located to the rear of the property with space for 2 vehicles.

Garage/Workshop

18'1" x 16'3"

The garage/workshop has timber internal walls dividing it into:

Garage: 16'3" x 12'1" with roller garage door. Power and lighting.

Office/Workshop: 10'3" x 6' Power and lighting.

Rear Lobby: 6' x 5'7"

Gardens

To the front of the property the garden has been laid to lawn with flower borders fronted by a low level brick wall. To the side is gated access to the enclosed rear garden which has been paved for ease of maintenance with artificial grass sections, outside water tap and lighting. Gate leading out to the Driveway and Garage.

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 A

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.

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 Mablethorpe office head North to the High Street. Turn right then second left onto Quebec Road and carry along this road. Take your second left after the cinema into Links Avenue and number 18 can be found towards the end of the road on your right hand side.

| Energy Efficiency Rating | |
|---|-----------|
| | Potential |
| Very energy efficient - lower running costs | 99 |
| (92 plus) A | 92 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (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 | |
|---|-----------|
| | Potential |
| Very environmentally friendly - lower CO ₂ emissions | 97 |
| (92 plus) A | 88 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | |
| EU Directive 2002/91/EC | |

