

16 Mablethorpe Park,
Mablethorpe, LN12 2AP

Reduced To £79,500



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

This well presented property has the added advantage of UPVC double glazing and electric heating. Internally the accommodation consists of:

Front UPVC Entrance Door to:

Lounge

12'7" x 8'10"

Laminate flooring. 2 Double power points. 2 Electric storage heaters. T.V. aerial point. Recessed spot lighting. Open to:

Kitchen

7'5" x 5'8"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer tap. Integral fridge/freezer. Plumbing for automatic washing machine. Single & 3 double power points. Electric oven & hob. Tiled floor. Part tiled walls. Spot lighting.

Bedroom 1

8'8" x 7'7"

Electric heater. Spot lighting. 2 Power points. Laminate flooring.

Bedroom 2

8'4" x 7'3"

Electric heater. Spot lighting. 2 Power points. Laminate flooring.

Shower Room

6'1" x 5'7"

Consisting of shower cubicle with 'Triton T80xr' electric shower, pedestal wash hand basin and low level flush w.c. Electric storage heater. Tiled floor. Fully tiled walls.

Driveway

Block paved driveway.

Garden

To the front is a lawned garden with block paved path leading to the side gate. This opens to the pleasant rear garden which has a timber decked area and lawned area with the summerhouse.

Summerhouse

With double opening 'French' doors.

Tenure

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

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.

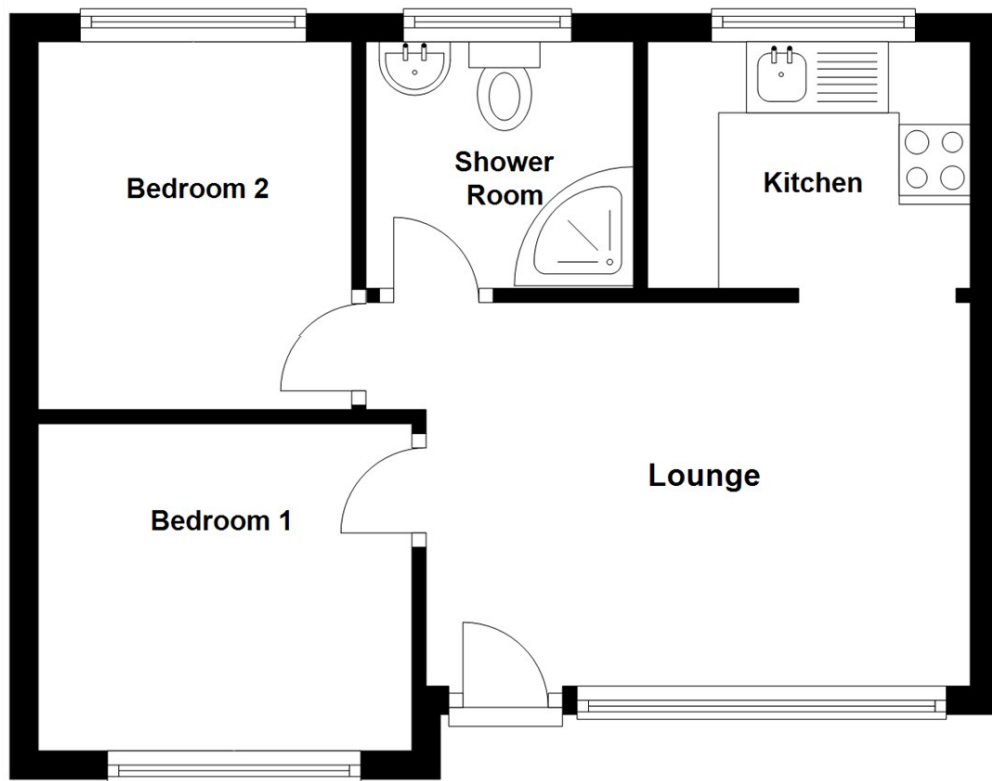
Making an Offer

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.





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. Number 16 can be found just inside the park on the right hand side.

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

