

**23 Links Avenue,
Mablethorpe, LN12 1QL**

Price £119,950



We offer for sale this two bedroom semi detached bungalow which is situated in a residential position close to the beach and convenient for the town centre.

The property has the benefit of Gas and Electric heating plus UPVC double glazed windows and doors. Internally the accommodation consists of:-

Side Entrance Door to:

Porch

6'2" x 3'

Door to:

Kitchen

13'10" x 6'3"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Part tiled walls. Plumbing for washing machine. Telephone point. Electric wall mounted heater.

Lounge

16'0" x 12'4"

Gas fire set in feature marble surround. T.V. aerial point. Wall and centre lighting.

Lobby

Access to the loft area.

Bedroom 1

15'0" x 9'3"

Gas wall mounted heater. Electric wall mounted heater. Fitted storage cupboard.

Bedroom 2

10'10" x 9'6"

Gas wall mounted heater. Electric wall mounted heater. T.V. aerial point.

Shower Room

6'3" x 6'

With three piece white suite which consists of a large shower enclosure with Electric shower, pedestal wash hand basin and w.c. Part tiled walls.

Driveway

Garage

With double opening timber doors.

Gardens

To the front of the property is a lawned garden with feature planting. To the side is gated access to the pleasant rear garden which is also laid to lawn with a raised flower bed, trees and plants. Timber shed.

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.

Website

All details also available on our website www.choiceproperties.co.uk

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

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 and take the 2nd left turning into Links Avenue. Number 23 can be found at the bottom of the road on the left hand side.

