

# 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:-

**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](http://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**

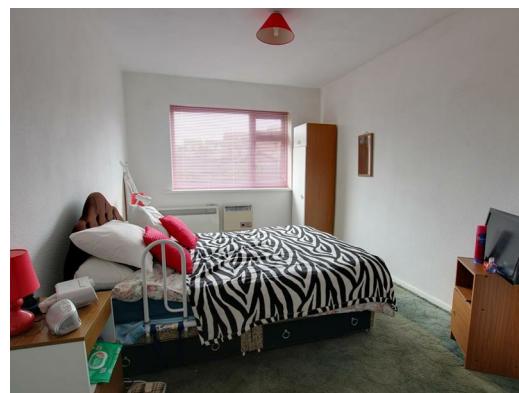
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

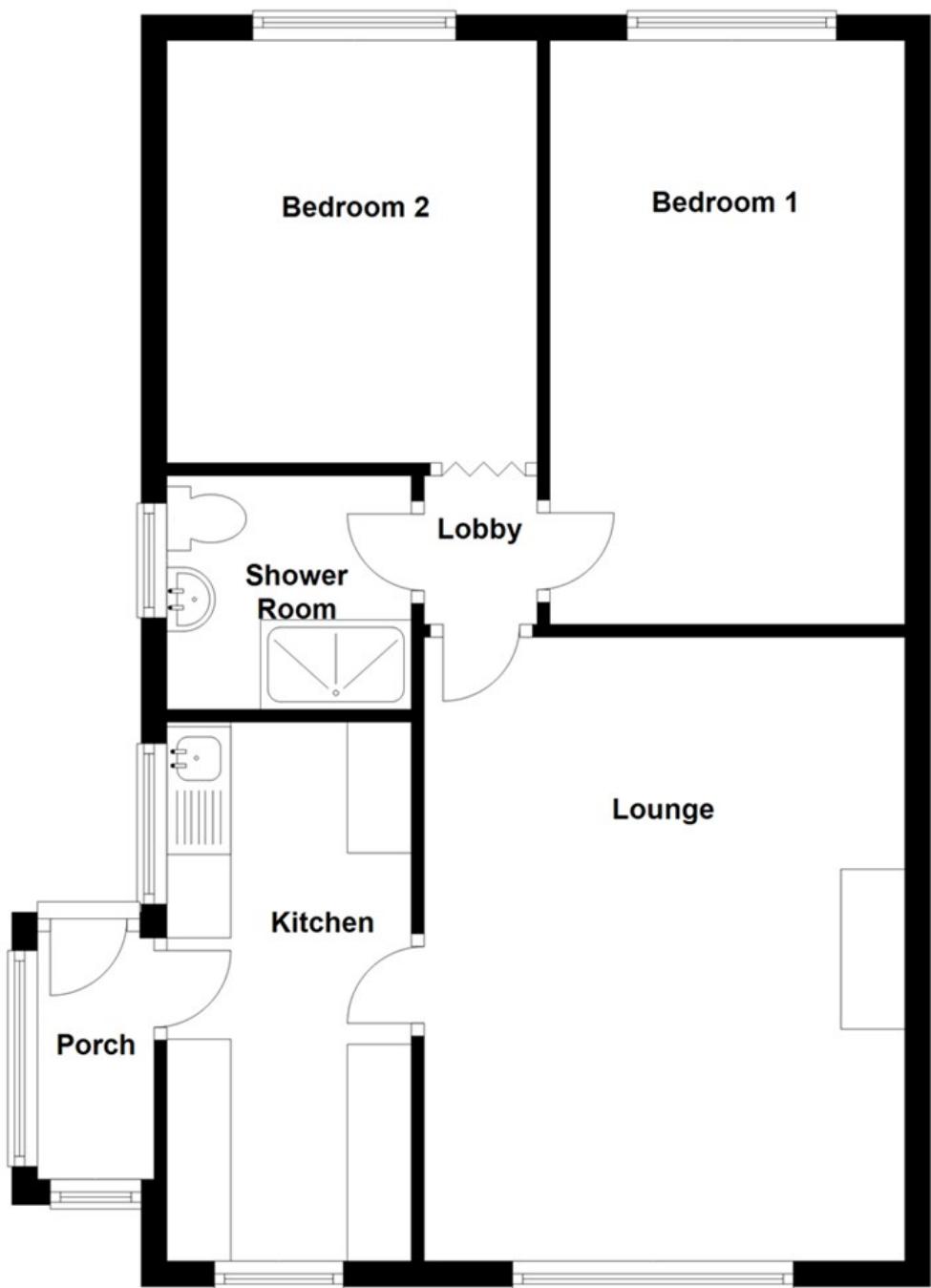
## **Website**

All details also available on our website [www.choiceproperties.co.uk](http://www.choiceproperties.co.uk)

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## **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.

