

54 Golf Road,
Mablethorpe, LN12 1LJ

Reduced To £129,950



£132,500 NOW REDUCED TO £129,950 We offer for sale this two bedroom semi detached bungalow which is situated in a residential position close to the beach.

The property benefits from having Gas central heating via the Potterton Boiler and UPVC Double Glazing. The internal accommodation consists of:

Side entrance door to:

Hallway

10'5" x 10'2" to widest dimensions

L-shaped. Radiator. Storage cupboard. Electric consumer unit. Access to the partly boarded loft area with pull down ladder.

Lounge

16'9" x 11'1"

Multi fuel burner set in feature tiled surround. Radiator. T.V. aerial point. Smoke alarm. Centre lighting.

Kitchen

9'8" x 8'6"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Plumbing for washing machine. Electric cooker point. Breakfast bar area. Part tiled walls. Side access door.

Bedroom 1

12'5" x 9'9"

Radiator.

Bedroom 2

9'8" x 9'

Radiator.

Bathroom

6'10" x 5'10"

With three piece white bathroom suite which consists of a panelled bath with electric shower and screen over, pedestal wash hand basin and w.c. Radiator. Panelled walls. Extractor fan.

Conservatory

8'0" x 7'0"

With double opening doors to the side.

Driveway

Gardens

To the front of the property is a paved patio garden with feature planting and flower beds. To the side and rear are also paved gardens with flower borders. 2 timber sheds.

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 - 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.

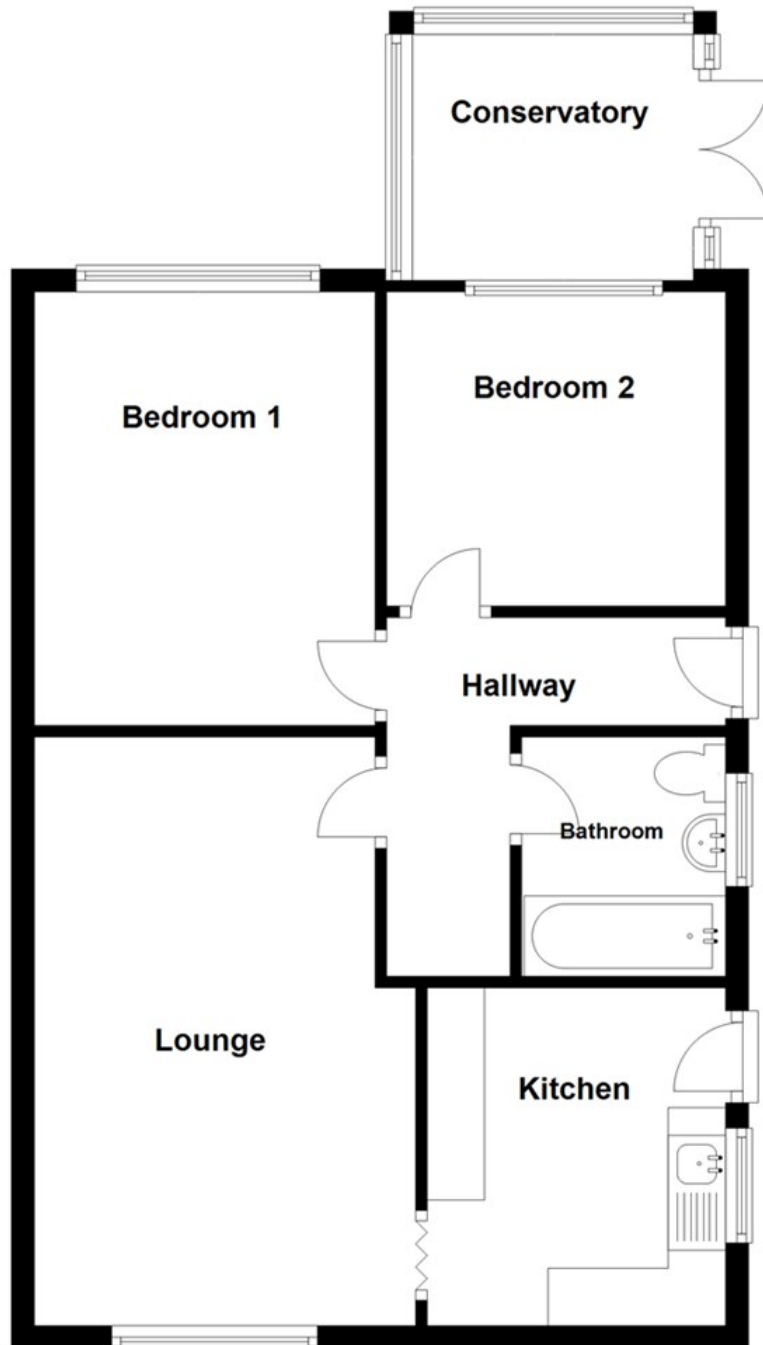
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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 office head north along Victoria Road, at the traffic lights turn right onto the High Street, at the junction take a left turn onto Quebec Road. Carry on along this road and then take your 1st left after the cinema onto Golf Road and number 54 can be found on your right 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	68	
(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	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

