

45 Regent Road,  
Mablethorpe, LN12 1LQ

Price £119,950



We offer for sale this two bedroom semi detached bungalow situated in a pleasant residential position convenient for 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 accommodation consists of:

### **Side UPVC Entrance Door to:**

#### **Entrance Hall**

6'5" x 4'8"

Tiled floor. Radiator. Doors to:

#### **Kitchen**

8'2" x 4'9"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. 5 Ring gas hob and electric oven. Integral fridge. Tiled floor. Part tiled walls.

#### **Cloakroom W.C.**

4'11" x 4'10"

Consisting of low level flush w.c. and hand basin. Radiator. Tiled floor. Shaver point/light.

#### **Lounge**

11'6" x 11'11"

Extending to 13'9" into the Bay window. Feature open coal fireplace with corner storage to the side. Picture rail. Radiator. Ceiling fan/light.

#### **Inner Hallway**

11'2" x 2'8"

Radiator. Folding ladder leading to the loft space divided into 2 sections measuring 12'2" x 4'9" and 19'4" x 4'9". Windows to front and rear elevations. 'Remeha' gas fired combination boiler which supplies the central heating and domestic hot water.

#### **Bedroom 1**

11'1" x 8'5"

Ceiling fan/light. Picture rail. Radiator. Door to:

#### **Side Porch**

4'11" x 4'10"

With UPVC Door to outside.

#### **Bedroom 2**

9'10" x 8'7"

Radiator. Ceiling fan/light. Storage cupboard. Door to bathroom. Sliding patio doors to:

#### **Bathroom**

6'11" x 6'5"

Consisting of panelled bath with shower taps, shower tray and curtain with mains mixer shower, hand basin and low level flush w.c. 2 Towel radiators (one electric). Illuminated mirror. Shaver socket. Part tiled walls. Tiled floor.

#### **Conservatory**

17'9" x 11'8"

'L' shaped (measurements to widest points). Wall lighting. Part tiled flooring. UPVC door to outside. Opening to

#### **Kitchen 2/ Utility Area**

8'10" x 6'10"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer tap. Plumbing for automatic washing machine. Tiled floor. Part tiled walls. Radiator. Feature open coal fireplace.

## **Outside**

To the front of the property is the driveway which is edged to one side with plants and shrubs. To the side of the property a footpath leads to the entrance door. To the rear of the property is an enclosed lawned garden set with a variety of mature plants, trees and shrubs. At the bottom of the garden is a brick built store. Cold water tap. Exterior lighting.

## **Driveway**

With double opening gates.

## **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

## **Tenure**

Freehold

## **Opening Hours**

Monday - Friday 8.30am - 5.30pm  
Saturday 9.00am - 3.00pm

## **Viewing Arrangements**

Viewing by appointment through Choice Properties on 01507 472016

## **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.



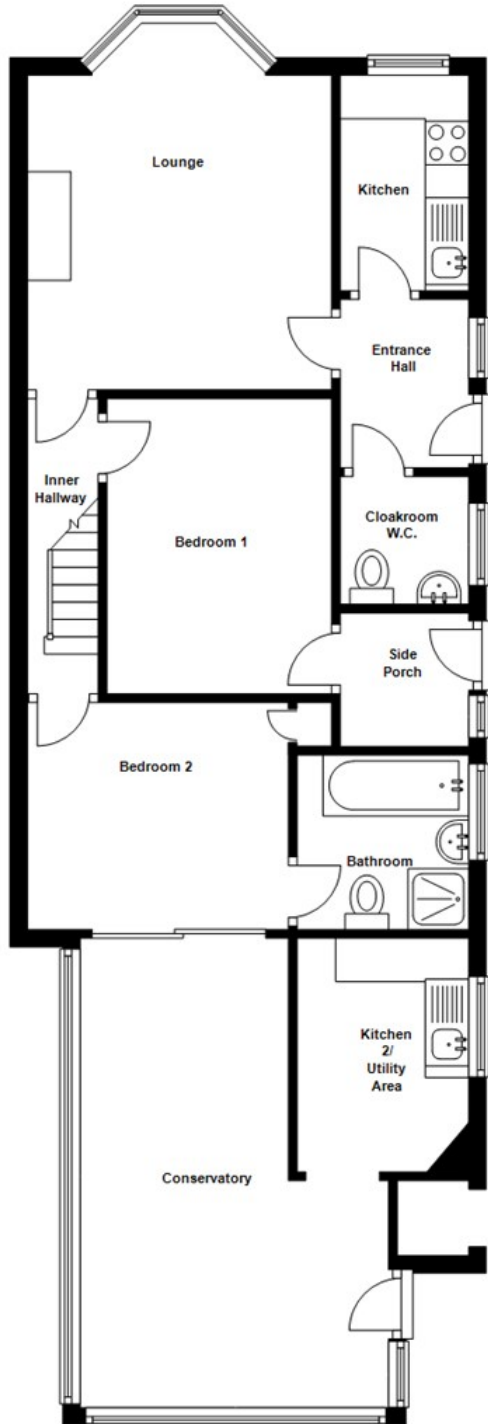




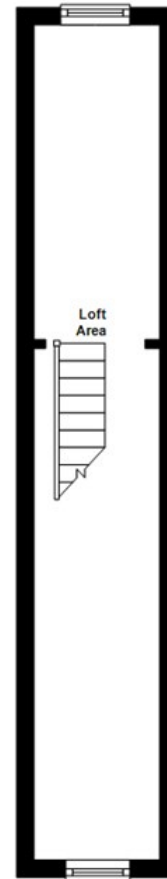




Ground Floor



First 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 until you reach the cinema then take your immediate left onto Golf Road. Your second turning on the left hand side will be Regent Road and number 45 can be found towards the bottom of the road on your left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	60	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		72
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

