

2 Orchard Close, Mablethorpe, LN12 1JN

Price £164,950



Located in the corner of this cul de sac position we offer for sale a well presented two bedroom detached bungalow with Conservatory to the rear which leads out to the very well presented gardens.

The property has the benefit of Gas central heating and UPVC double glazed windows, doors soffits & fascias. Internally the accommodation consists of:-

Front Entrance door to:

Porch

6' x 3'8"

Tiled floor. Door to:

Entrance Hall

12'7" x 11'5"

L-shaped. Radiator. Telephone point. Storage cupboard. Airing cupboard housing the hot water cylinder with immersion heater.

Kitchen

11'5" x 10'0"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Plumbing for washing machine. Part tiled walls. Side access door. Electric consumer unit. Gas boiler which supplies the central heating hot water. Programmer controls.

Lounge/Diner

18'3" x 9'9"

Radiator. T.V. aerial point. Gas fire. Sliding patio door leading through to:

Conservatory

9'6" x 9'3"

Radiator. Tiled floor. Door leading out to the rear patio and garden.

Bedroom 1

13' x 9'0"

Radiator.

Bedroom 2

11'5" x 8'0"

Radiator. Access to the loft area.

Shower Room

8'6" x 8'

With three piece white suite which consists of a panelled shower enclosure with mixer shower, pedestal wash hand basin and w.c. with dual push button flush. Radiator. Part tiled walls.

Driveway

Garage

18'8" x 9'4"

With up and over door plus side door. Power and lighting.

Gardens

To the front of the property is a small gravelled garden with feature pots and planting. To either side of the property is gated access to the spacious well presented rear garden which is partly laid to lawn with a gravelled section and a paved patio area. Flower beds and borders. Vegetable garden to the side. Potting shed. 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 B

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.

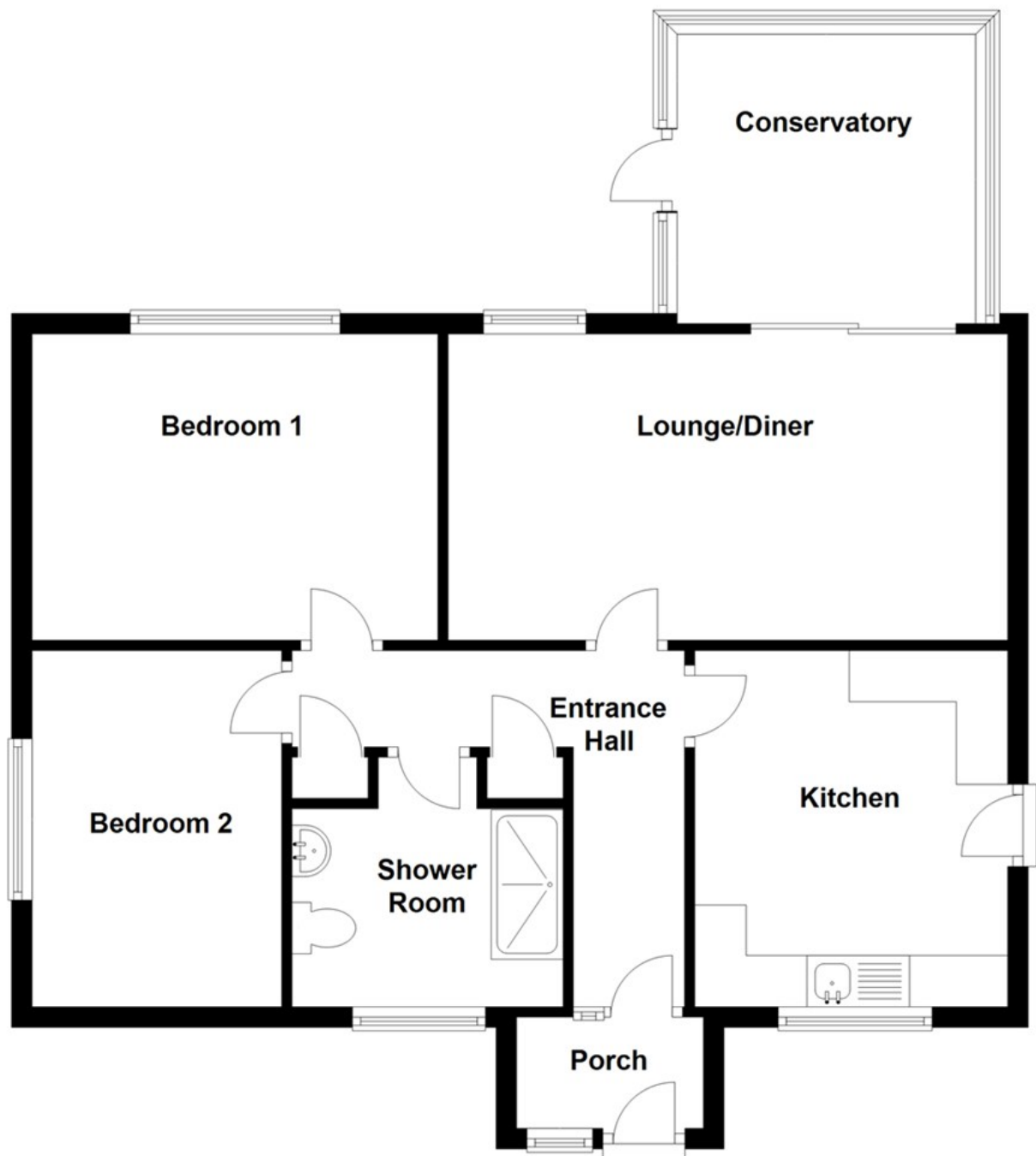
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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 to the traffic lights. At the traffic lights turn left onto the High Street. Follow along onto Alford Road and turn right into Golf Road. Orchard Way is the next turning on the right, this then leads on to Orchard Close and number 2 can be found directly in front of you.

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

