

Lancaster House Golf Road, Mablethorpe, LN12 1EP

Reduced To £149,950



* £154,950 NOW REDUCED TO £149,950 * Choice Properties offer for sale this detached bungalow which is situated in a pleasant residential position on the edge of town overlooking farm land.

The property has the benefit of Gas Central Heating UPVC double glazing plus UPVC soffits & fascias. The well laid out internal accommodation consists of:-

Side entrance door to:

Entrance Hall

11' x 6'5"

Radiator. Access to the loft area. Large storage cupboard. Smoke alarm. Telephone point.

Kitchen

14' x 7'5"

Fitted wall and base units with work surfaces over. Integrated electric oven and gas hob with filter hood over. Stainless steel sink unit and drainer with mixer taps. Part tiled walls. Radiator. Plumbing for washing machine. Gas combination boiler which supplies the central heating and hot water.

Lounge

14' x 11'9"

Electric fire set in feature timber surround with marble hearth. Radiator. Centre lighting. T.V. aerial point.

Bedroom 1

13' x 11'9"

Radiator.

Bedroom 2

13' x 7'5"

Radiator.

Shower Room

8'3" x 6'5"

Large shower area with mixer shower, pedestal wash hand basin and w.c. Part tiled walls. Radiator.

Driveway

Long tarmac driveway with turning area.

Garage

19'8" x 9'3"

Electric remote operated roller garage door. Power and lighting.

Gardens

To the front of the property is a small garden area which is laid to lawn with hedging. The garden to the rear of the property is also laid to lawn with a paved patio area, fruit trees and a timber summerhouse. Outside lighting.

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.

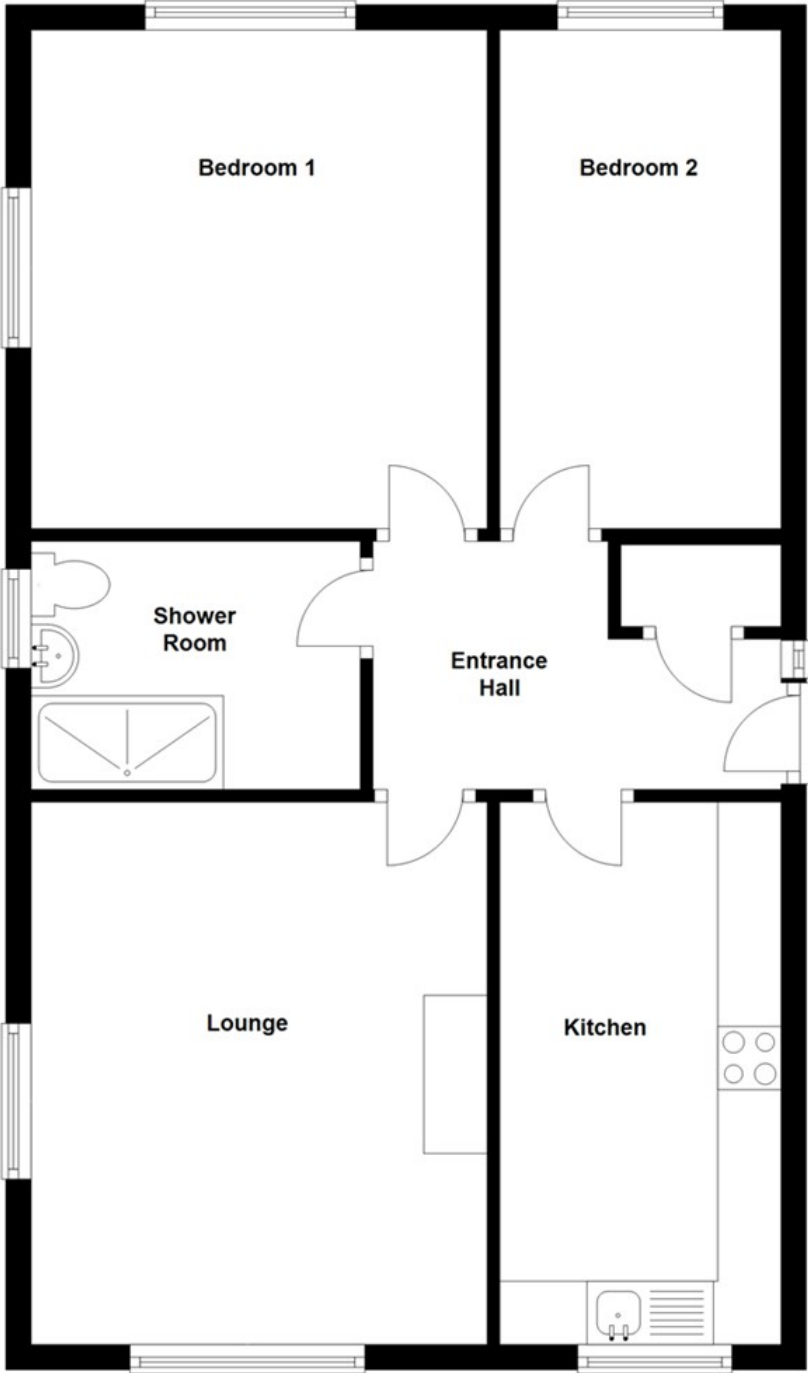
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.





Rear Garden



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 Golf Road can be found to your right. Lancaster House is situated a short distance along on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83	(92 plus) A		84
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		68
(55-68) D	67		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

