

24 Windsor Road,
Mablethorpe, LN12 1JT

Reduced To £109,950



****NOW REDUCED TO £109,950 **** Located in a pleasant residential position, close to the town, we offer for sale this semi detached three bedroom dormer bungalow which requires some modernisation.

The property benefits from having part UPVC Double Glazed windows and Gas Fired Central Heating. The spacious internal accommodation consists of:

Front UPVC Entrance Door to:

Entrance Porch

3' x 2'6"

With door to:

Hallway

11' x 3'2"

Telephone point. Doors to:

Lounge

11'11" x 11'11"

Extending to 14'7" into the bay window. Feature fireplace. Double power point. Wall & centre lighting. Room thermostat control for the central heating system.

Kitchen

9'5" x 7'8"

Fitted wall and base units with work surfaces over. One and half bowl sink unit and drainer with mixer tap. Gas hob. Radiator. Electric fuse box. Part tiled walls. Single & double power points. Staircase to first floor.

Utility Room

11'8" x 10'5"

Fitted base units with work surfaces over. Radiator. Single & 2 double power points. Plumbing for automatic washing machine.

Lean to

9'10" x 9'6"

Single glazed with sliding door to the rear garden.

Bedroom 1

20'3" x 8'5"

This was originally 2 separate bedrooms and could be converted back if required. Ceiling fan/light. Radiator. 3 Single & 2 double power points.

Wet Room

6'6" x 5'2"

Modern wet room shower with 'Mira Advance' electric shower, Hand basin set in vanity unit and w.c. with dual push button flush. Extractor fan. Part tiled walls. Radiator. Built in storage cupboard.

Arranged from the kitchen is the staircase to:

Landing

Single power point. Doors to:

Bedroom 2

11'1" x 10'

Radiator. Single & double power points. 'Worcester' gas fired combination boiler which supplies the central heating and domestic hot water.

Bedroom 3

13'3" x 7'7"

Measurements to widest points. Hand basin Built in storage cupboards. Radiator.

Outside

The property is front by a low level brick wall with double opening gates opening on to the driveway and single pedestrian gate opening to the front garden. The garden to the front of the property has been gravelled for ease of maintenance, to the left is the driveway. To the side of the property is gated access leading to the enclosed rear garden, this is mostly paved and has a raised flower bed.

Driveway

With double opening gates.

Tenure

Freehold

Opening Hours

Monday to Friday 9.00 a.m to 5.30 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

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.

Council Tax

Local Authority - East Lindsey District Council,

Tedder Hall,

Manby Park,

Louth.

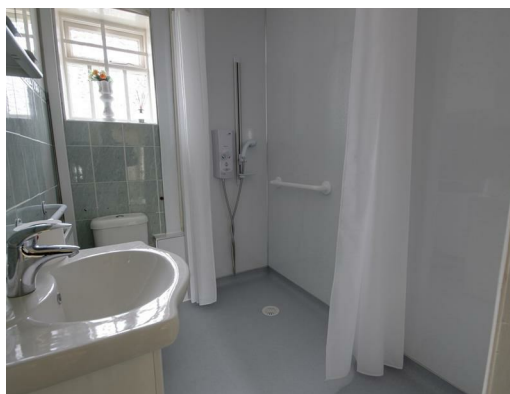
LN11 8UP

Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

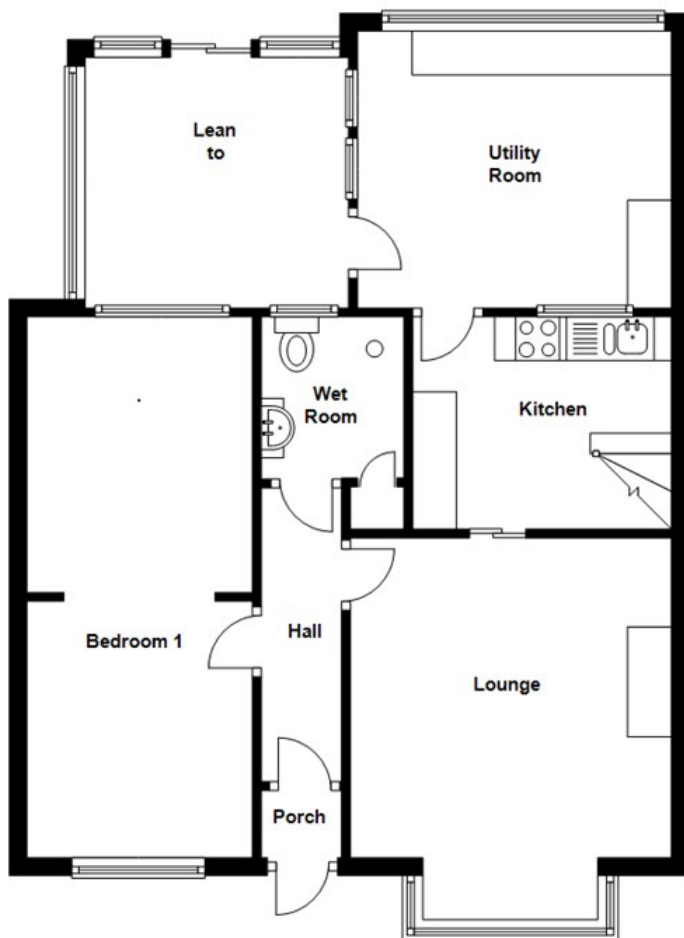
Council Tax Band - A

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.

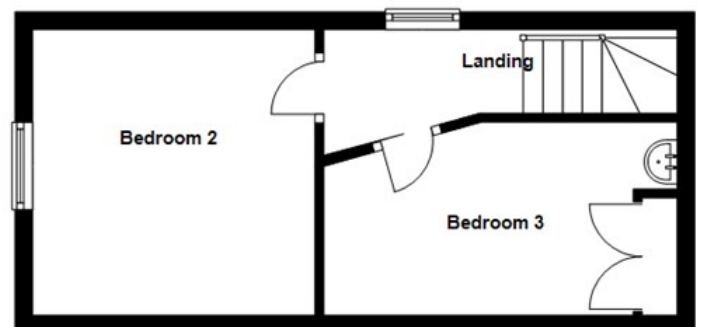




Ground Floor



First Floor



Directions

From our office head north along Victoria Road, at the traffic lights turn left onto the High Street. Take your second right onto Waterloo Road follow the road for a short distance and Windsor Road is the first turning on the left.

