CHOICE PROPERTIES

Estate Agents

2 Medina Gardens, Mablethorpe, LN12 2EA

Price £210,000



Choice Properties are excited to offer for sale this three bedroom (one en-suite) detached bungalow; situated in a quiet and sought after part of Mablethorpe, only a short walk to the golden sandy beaches and local amenities on offer. The property offers endless scope throughout for any buyer to modernised, have the potential to alter and put their own stamp on the bungalow. Offered generously sized front and rear gardens, a garage and ample off road parking; early viewing is most certainly advised, especially with the property being further offered with no onward chain.

Benefiting from a mains gas central heating system, the abundantly light and bright accommodation comprises:-

Hallway
13'03" x 4'00" extending to 5'00" x 12'03"
Front uPVC door leading into the 'L' shaped hallway with two built in storage cupboards and a built in airing cupboard housing the wall mounted 'Ideal Logic Combi 24' combination boiler; supplying both the central heating and hot water systems.

Reception Room
11'09" x 14'05"
Light and airy reception room benefiting from a picture window to front aspect and fitted with an electric feature fireplace set in a feature marble surround, a TV aerial and laminate flooring.

Kitchen
10'09" x 9'09"
Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with single hot and cold taps, space for a freestanding cooker, space for a freestanding fridge/freezer, space and plumbing for a washing machine, rear uPVC door and partly tiled walls.

Dining Room
10'00" x 7'08"
Benefiting from a picture window to front aspect, providing ample space for a dining table and fitted with laminate flooring.

Bedroom 1
10'09" x 8'06"
With laminate flooring and a wall mounted hand wash basin with mixer tap. Door to:-

En-suite Shower Room
6'06" x 2'05"
Fitted with a shower cubicle with electric 'Madrid 8.5' shower over, a WC with pull flush chain, tiled flooring and tiled walls.

Sun Room
10'10" x 11'04"
Benefiting from triple aspect windows, a single pedestrian uPVC door to one aspect, double opening 'French' doors to the other, laminate flooring and a TV aerial.

Bedroom 2
10'10" x 11'04"
Double bedroom with a TV aerial.

Bedroom 3
10'10" x 7'10"
Double bedroom providing access to the loft.

Bathroom
5'04" x 5'08"
Fitted with a bath tub with mixer tap, a pedestal hand wash basin with single hot and cold taps and partly tiled walls.

WC
5'04" x 2'08"
Fitted with a WC with cistern lever.

Driveway
Expansive paved driveway providing ample off road parking for several vehicles.

Garage
8'08" x 17'10"
With an up and over door and rear window.

Garden
The property sits upon a generously sized plot; fronted by a garden which is laid to lawn.

To the rear of the property you will find a privately enclosed garden which again is laid to lawn with timber fencing to the boundaries. The rear garden additionally features a variety of timber sheds/buildings.

Tenure
Freehold.

Viewing arrangements
By appointment through Choice Properties on .

Opening hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

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 band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

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.















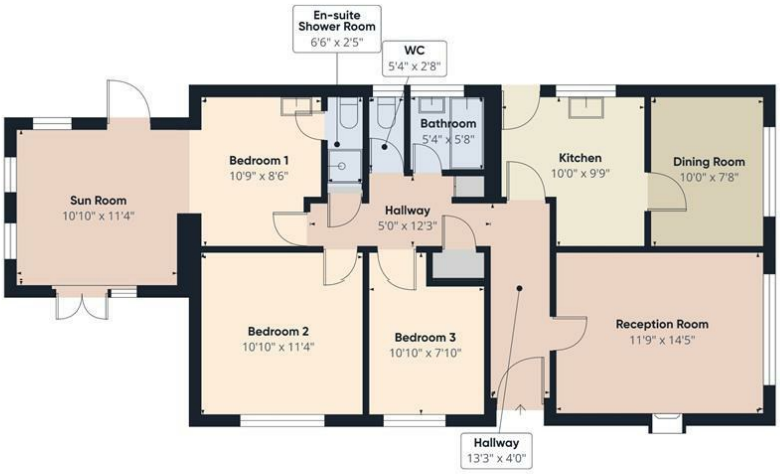










Floor 0 Building 1



Floor 0 Building 2

Approximate total area(1)

1099 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

From our Mablethorpe office head south along Victoria Road, at the Eagle Hotel turn right onto Seaholme Road then take your first left onto Dymoke Road. Follow this road and a short way along it veers to the right, this is where Medina Gardens begins. Number 2 can be found on your right hand side.

