CHOICE PROPERTIES

Estate Agents

29 Jacklin Crescent, Mablethorpe, LN12 1JH

Price £179,950



Choice Properties are pleased to offer for sale this beautifully maintained two bedroom semi-detached bungalow situated in a quiet residential position. The bungalow has undergone a number of recent improvements including new combination boiler, uPVC internal front door and consumer unit. Located in walking distance from both the local amenities and award winning beaches, early viewing is certainly advised.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel: (01507) 472016 Email: mablethorpe@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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Benefiting from a mains gas central heating system and uPVC double glazing throughout, the generously proportioned accommodation comprises:-

Entrance Porch
2'11" x 7'03"
uPVC front entrance door leading into entrance porch with triple aspect windows, a polycarbonate roof, tiled flooring and new uPVC side panel and door to:

Hallway
2'08" x 10'03"
'L' shaped hallway with a built in storage cupboard with railing, built in airing cupboard housing recently installed wall mounted 'Worcester' combination boiler, new wall mounted 'Worcester' wireless digital thermostat and programmer, loft access, ceiling mounted mains multi sensor heat and carbon monoxide alarm, a telephone point and doors to:

Kitchen
6'11" x 10'01"
Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker, space for a freestanding fridge/freezer, plumbing for a washing machine, larder cupboard and the kitchen also houses the wall mounted consumer unit.

Reception Room
11'06" x 15'09"
Light and airy reception room benefiting from a bow window to front aspect and fitted with a TV aerial, telephone point and a freestanding electric feature fireplace.

Bedroom 1
8'11" x 12'04"
Spacious double bedroom with a built in storage cupboard with lighting and railing.

Bedroom 2
9'05" x 7'10"
Double bedroom with a uPVC door opening to the rear garden.

Shower Room
6'06" x 7'03"
Fitted with a three piece suite comprising a shower cubicle with electric ‘Mira Elite SE’ shower over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, extractor fan, heated towel rail and partly mermaid boarded walls.

Driveway
Paved driveway providing off road parking for multiple vehicles.

Garage
9'08" x 17'06"
With an up and over door and power and lighting.

Garden
The property is fronted by a low levelled and well established hedge enclosing a front garden laid to lawn.

To the rear of the property you will find a privately enclosed garden mostly laid to lawn with timber fencing to the boundaries. The rear garden additionally benefits from raised planter beds, as well as a paved patio seating area.

Tenure
Freehold.

Viewing arrangements
Viewing strictly by appointment through Choice Properties on 01507 472016.

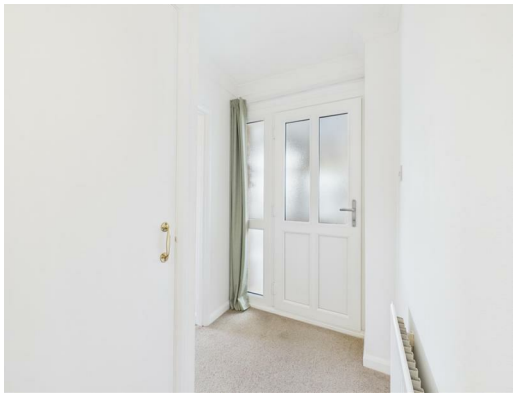
Opening hours
Monday - Friday: 9.00am - 5.00pm
Saturday: 9.00am - 3.00pm

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. 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 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.

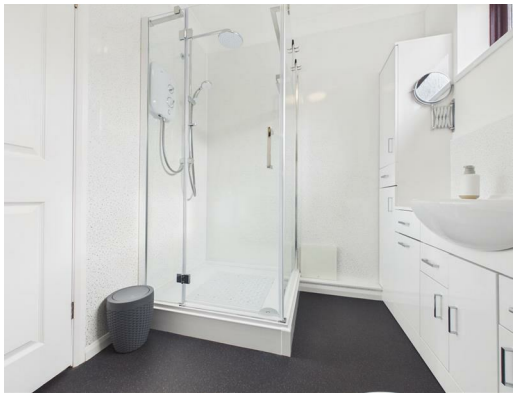








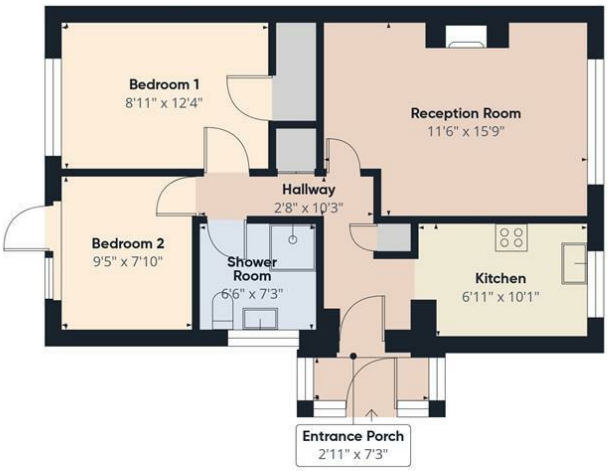










Floor 0 Building 1



Floor 0 Building 2

Approximate total area(1)

736 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

Upon leaving our Mablethorpe 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, take your fifth turn left onto Jacklin Crescent (first after Askew's Carpets) and number 29 can be found on your right hand side.

