CHOICE PROPERTIES

Estate Agents

# 69 Marian Avenue, Mablethorpe, LN12 2DZ

Price £260,000



Choice Properties are pleased to offer for sale this generously proportioned and well maintained three bedrooms detached bungalow, situated in a popular quiet and residential position within close proximity to both the local amenities and award winning beaches on offer in Mablethorpe.

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 naea | propertymark PROTECTED

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

**Entrance Porch**
3'11" x 1'09"
Front uPVC door leading into the entrance porch with tiled flooring and a door to:-

**Hallway**
3'04" x 6'11" extending to 15'01" x 4'08"
With two built in double storage cupboards, a built in single storage cupboard, built in airing cupboard housing the immersion heater and loft access. Doors to:-

**Reception Room**
15'11" x 11'04"
Light and airy reception room fitted with a TV aerial and providing space for a dining table.

**Kitchen**
9'09" x 8'04"
Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring gas hob with extractor hood over, integrated oven, space for a freestanding fridge/freezer, space for a freestanding dishwasher, cupboard providing space for a tumble dryer and space and plumbing for a washing machine, rear uPVC door, partly tiled walls and a cupboard housing the 'Ideal Mexico' condensing boiler.

**Bedroom 1**
12'05" x 9'05"
Spacious double bedroom with an array of fitted wardrobes with sliding doors.

**Bedroom 2**
12'04" x 8'10"
Double bedroom with a fitted double wardrobe.

**Bedroom 3**
9'07" x 9'00"
With built in wardrobe and storage recesses.

**Bathroom**
5'05" x 5'04"
Fitted with a tiled bath tub with mixer tap and electric 'Mira Sport Max' shower over, pedestal hand wash basin with mixer tap, an extractor fan and partly tiled walls.

**WC**
2'08" x 6'01"
Fitted with a WC with dual flush button, inset spot lighting and partly tiled walls.

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

**Garage**
17'10" x 8'08"
With an up and over door, rear uPVC window, power and lighting.

**Garden**
To the rear of the property you will find a privately enclosed and well established garden laid mostly to lawn with a variety of plants and shrubs on display; with timber fencing to the boundaries. The rear garden additionally features a greenhouse and a paved patio seating area.

## Tenure
Freehold.

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

## Opening hours
Monday to Friday 9.00 a.m to 5.00 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.

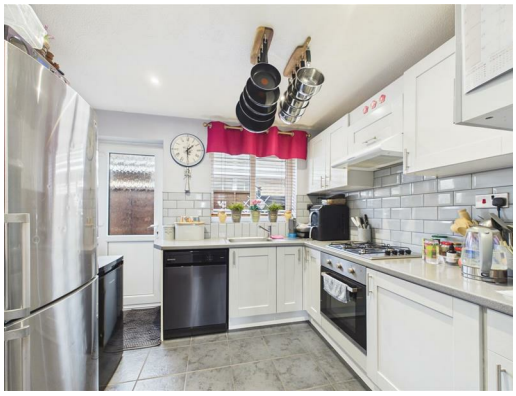
## Council tax band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

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





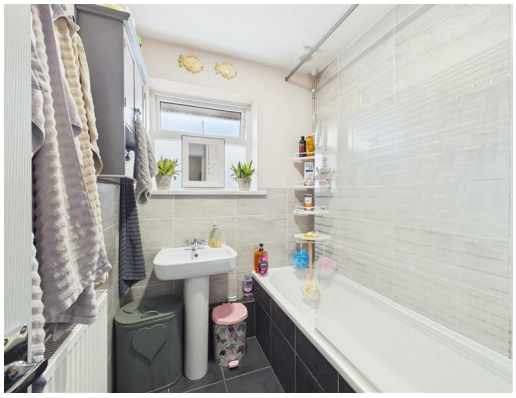
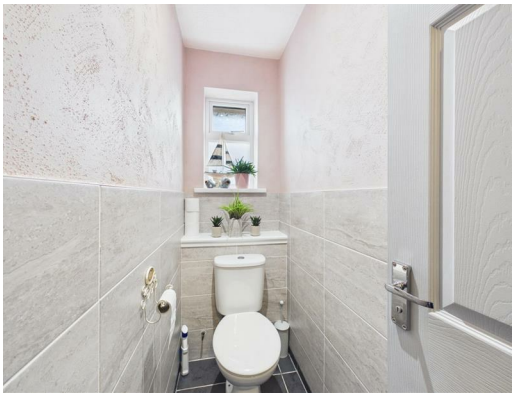






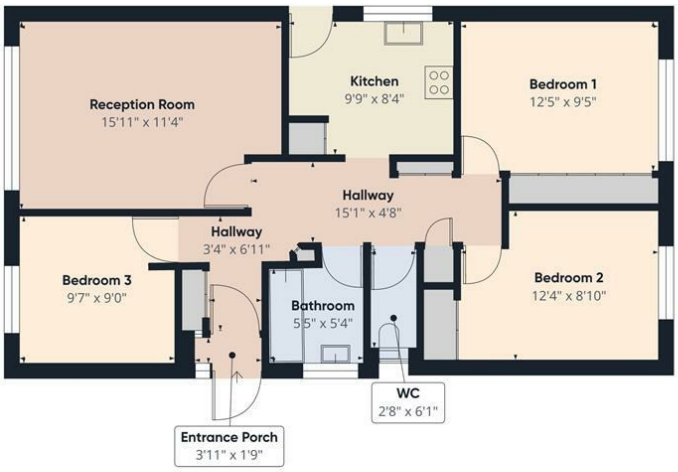









**Floor 0** Building 1




**Floor 0** Building 2

**Approximate total area**(1)

924 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 immediately left into Dymoke Road. Follow this road round to the right which will bring you to Marian Avenue. Number 69 can be found on your left hand side.

