CHOICE PROPERTIES

Estate Agents

126 Wellington Road, Mablethorpe, LN12 1HY

Price £235,000



Choice Properties are pleased to offer for sale this spacious two bedroom detached bungalow, situated a short walk from both the award winning beaches and local amenities on offer in Mablethorpe. Boasting a sizeable interior layout, low maintenance gardens, expansive driveway garage/workshop, outside store and a gate backing onto the playing fields to the rear, early viewing is certainly advised with the bungalow being further offered with no onward chain.

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

Entrance Porch
3'05" x 1'11"
Front double opening uPVC glazed doors leading into the entrance porch with tiled flooring and a uPVC door to the:-

Hallway
3'03" x 15'00"
With laminate flooring, uPVC ceiling cladding, loft access and a built in storage cupboard. Doors to:-

Reception Room
10'04" x 14'03"
Light and airy reception room benefiting from dual aspect windows including a bay window to front aspect, fitted with laminate flooring, a TV aerial and telephone point.

Kitchen/Dining/Sitting Room
23'08" x 7'06"
Fitted with a range of wall and base units with worktop over, one bowl resin sink with drainer and mixer tap, four ring gas hob with extractor hood over, integrated oven, space for a freestanding fridge/freezer, a range of built in storage cupboards, further seating area, laminate flooring, a TV aerial, ceiling lantern and double opening 'French' doors to:

Conservatory
19'08" x 13'05"
Remarkably large conservatory fitted with five sets of sliding patio doors to the garden and fitted with a TV aerial, base units with worktop over and providing space and plumbing for a washing machine.

Bedroom 1
8'11" x 13'03"
Double bedroom with laminate flooring and benefiting from a bay window to front aspect.

Bedroom 2
8'00" x 10'10"
Double bedroom.

Shower Room
7'00" x 7'02"
Fitted with a three piece suite comprising a large shower enclosure with sliding door and mains fed shower head over, pedestal hand wash basin with single hot and cold taps and a WC with dual flush button, tiled flooring, tiled walls, extractor fan, a heated towel rail and a 'Velux' window.

Driveway
Expansive driveway which has been laid with resin with match the rest of the external space at the property; providing off road parking for several vehicles.

Garage/Workshop
9'10" x 19'04"
With a side pedestrian door, side window, power and lighting.

Outside Store
9'07" x 6'00"
With a side pedestrian door, power and lighting.

Garden
The property is fronted by a low level picket timber fence enclosing a garden laid with resin for ease of maintenance with feature bricked circles.

To the rear of the property you will find a generously sized garden, again laid with resin for ease of maintenance. The rear garden additionally benefits from a planter area, greenhouse, useful timber shed and a raised area; laid to lawn, which could be altered to provide the ideal vegetable patch. To the rear of the property/garden is Sherwood Playing Fields; a popular dog walking route, with further easy access to the award winning beaches. The rear garden features a secure gate providing direct access onto the playing fields to the rear.

Tenure
Freehold.

Viewing arrangements
By appointment through Choice Properties on .

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
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.

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.



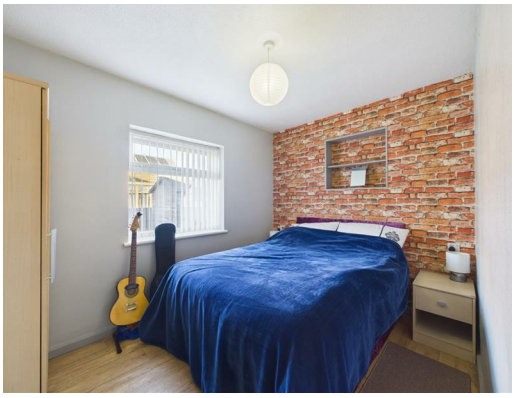














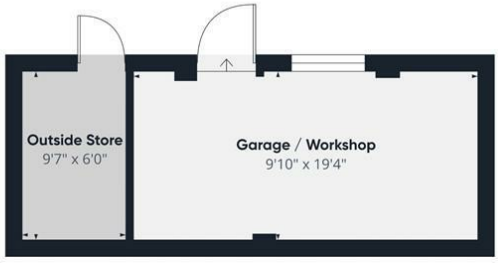








Floor 0 Building 1



Floor 0 Building 2

Approximate total area(1)

1229 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 North to the traffic lights. Turn left onto the High Street and then first right into Wellington Road. Number 126 can be found towards the end of this road on your right hand side.

