CHOICE PROPERTIES

Estate Agents

The Rowan Trees Mablethorpe Road, Mablethorpe, LN12 1NQ

Price £279,950



Choice properties are delighted to bring to the market this well proportioned four bedroom dormer, detached bungalow. This property is situated in a pleasant position close to the golden sandy beaches on the outskirts of Mablethorpe. This property offers a new owner huge potential to modernise throughout and is additionally offered with no upper chain.

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; this spacious accommodation comprises:-

Entrance Porch
6'11" x 4'09"
Door leading to:

Hallway
3'01" x 20'00" extending to 9'06" x 2'07"
Radiator, stairs to the first floor and doors leading to:-

Reception Room
13'11" x 11'11"
Light and airy reception room, featured lodge burner, box bay window to the front aspect.

Kitchen/Dining Room
12'03" x 12'04"
Fitted with a range of wall and base units, inset sink with drainer and mixer tap, space for appliances, partly tiled walls, double glazed window.

Sun Room
17'09" x 9'00"
Spacious room, radiators, featured loge burner, door leading to:

Utility Area
91'0" x 8'09"
Wall mounted "Worcester" condensing boiler, space for appliances, double glazed window to the rear aspect.

Bedroom 1
10'06" x 11'10"
Double bedroom, radiator, double glazed window to the front aspect.

Bedroom 2
12'08" x 8'09"
Bedroom, radiator.

Shower Room
6'06" x 9'03"
Set out in a wet room design with an electric shower, low level wc, wash hand basin with mixer tap, towel radiator, partly tiled walls.

Landing
3'00" x 3'01"
Doors to:-

Bedroom 3
8'01" x 11'00"
Radiator, double glazed window.

Bedroom 4
8'03" x 10'09"
Radiator, double glazed window.

Workshop/Garage
10'11" x 40'03"
With lighting ,uPVC window, two up and over doors.

Driveway
Providing ample space for parking.

Garden
The property sits upon a generously sized plot. To the rear of the property you will find a sizeable garden, mostly laid to lawn and enclosed by well established hedging to the boundaries. The rear garden additionally features an array of trees, a static caravan and access to the timber outbuildings.

Tenure
Freehold.

Viewing arrangements
By appointment through Choice Properties on 01507 472016

Opening hours
Mon to Fri : 9am till 5pm
Sat: 9am till 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. 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.











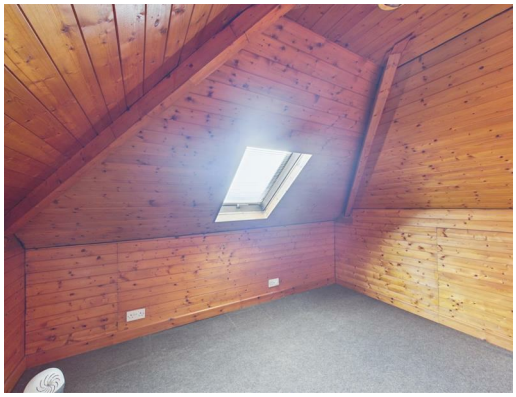








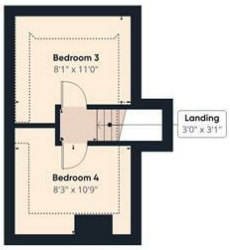







Floor 0





Floor 1

Approximate total area(1)

1661 ft²

Reduced headroom

86 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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 along Victoria Road to the traffic lights, turn left onto the High Street (A52) and head out of town. After you have passed the petrol station turn right at the crossroads onto the A1031 towards Theddlethorpe. Continue along this road and The Rowan Trees can be found on your right hand side shortly after the crossroads with Stain Lane and Kent Avenue.

