CHOICE PROPERTIES

Estate Agents

Rivlin Stain Lane, Theddlethorpe, LN12 1QB

Price £350,000



Choice Properties are excited to offer for sale this generously proportioned three bedroom (one en-suite WC) detached dormer bungalow, situated in a semi-rural position, on the outskirts of Mablethorpe, being only a short distance from both the award winning beaches and local amenities on offer. Standing proud upon a large plot measuring approx. 0.25 acres (sts), the property boasts beautiful open views to both front and rear aspect. Early viewing is advised.

The property features a mains gas central heating system, septic tank for drainage, and comprises:-

Entrance Porch
7'01" x 3'09"
Front composite door leading into the entrance porch with laminate flooring and a built in storage cupboard. Door to:-

Hallway
7'07" x 17'03"
With stairs to the first floor, the hallway houses the wall mounted thermostat and features doors to:-

Reception Room
12'01" x 17'08"
Light and airy reception room benefiting from double opening 'French' doors to the rear garden and fitted with wall lighting, a TV aerial, telephone point and multi fuel burning stove, set on a tiled hearth.

Kitchen/Dining Room
18'08" x 10'06"
Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, five ring gas hob with extractor hood over, space and plumbing for a washing machine, integrated freezer, space for a freestanding 'American' style fridge/freezer, dual aspect windows, inset spot lighting, partly tiled walls, tiled flooring, loft access, ample space for a dining table and a rear uPVC door to the garden.

Bedroom 1
11'07" x 12'03"
Spacious double bedroom.

Bedroom 2
10'11" x 12'04"
Double bedroom with an array of fitted wardrobes and fitted dressing table.

Bathroom
8'05" x 7'02"
Fitted with a four piece suite comprising a panelled bath tub with mixer tap, shower cubicle with mains fed shower head over, pedestal hand wash basin with mixer tap and WC with dual flush button, tiled flooring, tiled walls, inset spot lighting, a heater towel rail, extractor fan and a built in airing cupboard housing the wall mounted 'Ideal' combination boiler; supplying both the central heating and hot water systems.

Bedroom 3
8'11" x 12'00"
With three separate accesses to the eaves for storage, two 'Velux' windows, inset spot lighting and a door to:-

En-suite WC
6'02" x 5'11"
Fitted with a WC with dual flush button, hand wash basin with mixer tap, a heated towel rail, partly tiled walls, laminate flooring, a 'Manrose' extractor fan, a 'Velux' window, inset spot lighting and access to the eaves for storage.

Driveway
Expansive gravelled driveway providing off road parking for several vehicles. There is also a paved vehicular access from the driveway to the garage, situated to the rear.

Garage
9'10" x 20'09"
Detached garage with an up and over door, side pedestrian door and side window.

Gardens
To the rear of the property you will find a sizeable garden enclosed with a five bar gate and fencing to the boundaries. The plot as a whole measures approx. 0.25 acres (sts) with the generous rear garden being mostly laid to lawn. At the bottom of the garden you will find a useful timber shed, greenhouse and an array of fruit trees including apple and pear trees.

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.









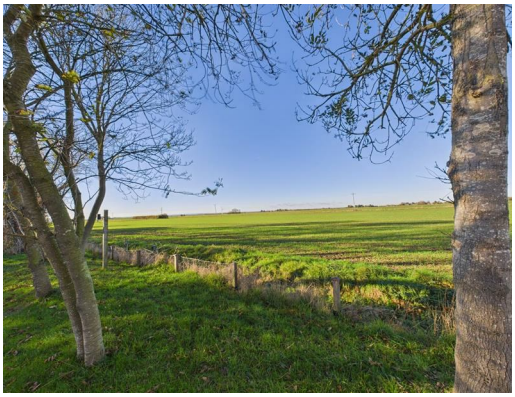








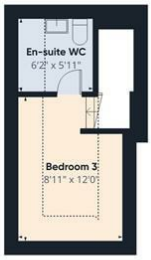







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1271 ft²

Reduced headroom

87 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 Stain Lane can be found on your left hand side after about half a mile. Rivlin is located on your right hand side and is one of the last properties in the first row.

