CHOICE PROPERTIES

Estate Agents

5 Sherwood Road, Mablethorpe, LN12 1HU

Price £230,000



It is a pleasure for Choice Properties to introduce to the market this generously proportioned two bedroom detached bungalow, situated in a pleasant position within close proximity to both the beaches and local amenities and is positioned opposite Sherwood Park, ideal for dog walking. Having undergone an extensive renovation, the property benefits from a full top to bottom restoration, including new windows, a full rewire, new kitchen, new bathroom, new carpets and decoration throughout. Early viewing is advised to appreciate this beautiful home on offer.

The Property Ombudsman
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Benefiting from a mains gas central heating system which has been recently serviced, new uPVC double glazing and feature oak finished internal doors throughout, the well presented accommodation comprises:-

Hallway
4'00" x 18'00"
Front frosted glazed uPVC door leading into the hallway, providing access to the loft with the repositioned loft access, and fitted with a storage cupboard. Doors to:-

Reception Room
12'08" x 13'09"
Light and airy reception room benefiting from dual aspect picture windows to front and side aspect and fitted with a TV aerial.

Kitchen
10'02" x 10'02"
Fitted with a range of stylish wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, integrated hob with splashback and stainless steel extractor hood over, integrated 'Beko' oven, space for a freestanding fridge/freezer, space and plumbing for a washing machine, upright radiator, tiled flooring, inset spot lighting, dual aspect windows and a rear uPVC glazed door to the garden. The kitchen also features the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

Bedroom 1
11'00" x 11'03"
Spacious double bedroom with a fitted double wardrobe, housing the new wall mounted consumer unit.

Bedroom 2
9'11" 10'08"
Double bedroom with a fitted double wardrobe.

Bathroom
7'05" x 5'03"
Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps and mains fed shower head over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, tiled walls, tiled flooring and an extractor fan.

Driveway
Rubber driveway providing off road parking for several vehicles.

Garage
9'00" x 14'11"
Detached garage with an up and over door.

Shed
6'09" x 11'09"
With two side windows.

Garden
The property is fronted by secure timber gates and a low level bricked wall enclosing a front garden, which is laid to lawn and displaying a variety of well established plants and shrubs.

To the rear of the property you will find a privately enclosed garden, again laid mostly to lawn with timber fencing to the boundaries. There are planter beds to the borders, providing space to display a vast range of shrubs. The useful timber shed can be found in the rear garden.

Tenure
Freehold.

Viewing arrangements
By appointment through Choice Properties on 01507 472016.

Opening hours
Monday to Friday 9.00am to 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 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.











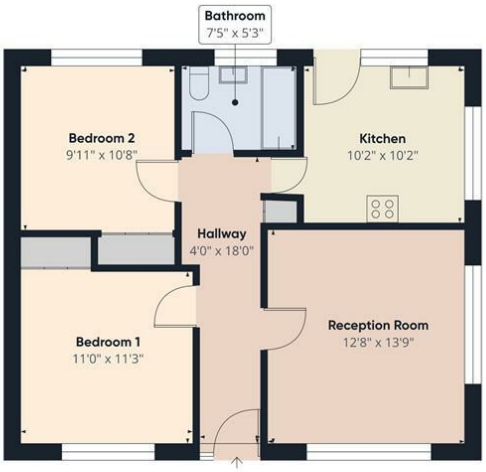










Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area(1)

894 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 then your first right into Wellington Road. Sherwood Road is your fourth turning on the right and number 5 can be found a short way along on your right hand side.

