CHOICE PROPERTIES

Estate Agents

32 Brooke Drive, Mablethorpe, LN12 2DA

Reduced To £215,000



Choice Properties are excited to offer for sale this spacious two bedroom detached bungalow situated in a sought after residential position, within close proximity to both the beaches and local amenities on offer in Mablethorpe. Boasting a generously proportioned layout, driveway, garage, conservatory and low maintenance gardens, early viewing is advised.

The Property Ombudsman
naea | propertymark PROTECTED

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

Hallway
Front uPVC door leading into the hallway with tiled flooring, a built in storage cupboard, loft access and doors to:

Reception Room
Light and airy reception room benefiting from a bow window to front aspect and featuring laminate flooring, a TV aerial, telephone point and wall mounted electric feature fireplace.

Kitchen
Fitted with a range of wall and base units with worktop over, one and a half bowl ceramic sink with drainer and mixer tap, four ring gas hob with extractor hood over, space and plumbing for a washing machine, integrated fridge/freezer, tiled flooring, partly tiled walls and the kitchen also houses the wall mounted 'Navien' combination boiler; which is approximately one year old and supplies both the central heating and hot water systems.

Conservatory
Benefiting from triple aspect windows, double opening 'French' doors to the garden, tiled flooring and a radiator.

Bedroom 1
Spacious double bedroom with laminate flooring and an abundance of built in wardrobe space.

Bedroom 2
With laminate flooring and housing the wall mounted consumer unit.

Shower Room
Fitted with a three piece suite comprising a shower enclosure with mains fed shower head over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, tiled walls, shaver point and an extractor fan.

Driveway
Paved driveway providing off road parking for multiple vehicles.

Garage
With an up and over door, power and lighting.

Garden
To the rear of the property you will find a privately enclosed garden, low on maintenance, being mostly paved or laid with shingle with timber fencing to the boundaries. The rear garden further benefits from a timber summerhouse and useful timber shed.

Tenure
Freehold,

Viewing Arrangements
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.

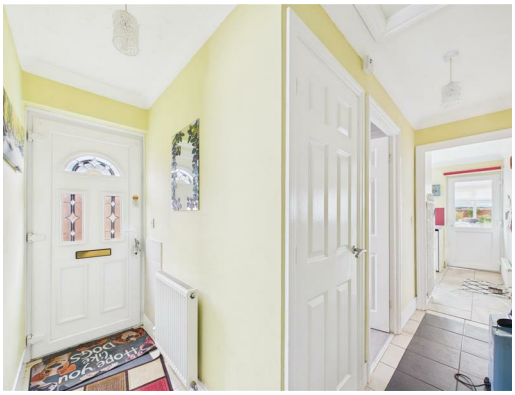
Council Tax Band

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 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.




















Approximate total area(1)

712 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.

GIRAFFE360

Directions

From our Mablethorpe office head south along Victoria Road, at the Eagle Hotel turn right onto Seaholme Road, take your first left onto Dymoke Road and then your second left onto Brooke Drive. Turn right and the property can be found halfway down the road on your left hand side.

