



## 2 bed semi-detached bungalow to buy in LN12

The Strand, Lincolnshire , Mablethorpe, Lincolnshire, LN12 1BQ

**£110,000** Starting Bid

 x 2  x 1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Semi Detached Bungalow
- ✓ Two Bedrooms
- ✓ Driveway
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Pattinson Auction are pleased to bring to market a two bed semi detached bungalow in Mablethorpe with NO ONWARD CHAIN. The property benefits from a private rear garden , driveway and garage. The property comprises of Kitchen, Lounge, Two Bedrooms and Bathroom. With Rear Garden , Garage and Driveway.

EPC rating: C. Tenure: Freehold,

Entrance Hall

0.82m x 0.86m (2'8" x 2'10")

Upvc door in, door into;

Kitchen

4.07m x 2.18m (13'4" x 7'2")

Dual aspect windows to front and side elevation, modern kitchen fitted with a range of base and wall units with worktop over, one bowl sink unit with drainer, plumbing for washing machine , space and plumbing for dryer, , electric cooker with hood over, fridge freezer, power points and heated towel rail. The Gas combination boiler which supplies the central heating and hot water is housed here with portable programmer controls. Upvc door out to driveway.

Lounge

5.22m x 3.34m (17'2" x 10'11")

Window to front elevation, radiator, tv point and power points.

Inner Hallway

Doors to all rooms and access to loft which is boarded with ladder.

#### Bedroom One

2.78m x 3.11m (9'1" x 10'2")

Window to rear elevation, double bedroom, radiator and power points.

#### Bedroom Two

3.71m x 2.36m (12'2" x 7'9")

Double bedroom, radiator, power points and sliding patio doors leading out to the rear garden.

#### Bathroom

1.95m x 2.18m (6'5" x 7'2")

Obscure window to side elevation, a three piece suite consisting of bath with shower over, WC and pedestal wash hand basin, heated towel rail, partly tiled walls and built in storage cupboard.

#### Rear Garden

To the rear you will find a fully enclosed rear garden with fencing to all sides. The garden is laid to artificial grass with borders. There is a gate leading out onto the road. There is a gate leading to the driveway.

#### Garage

Detached garage with up and over garage door, side door with power and lighting.

#### Front

The front of the property is laid to lawn. To the side there is a spacious driveway allowing several vehicles to park.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £110,000

Property Type: Semi-detached Bungalow

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

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