



5 Church Road Mablethorpe LN12 2EW

£160,000

Council Tax Band B

JOHN TAYLORS
EST. 1859

A semi-detached bungalow which benefits from ample off street parking as well as no onward chain but does require a scheme of modernisation. The accommodation briefly comprises of living room, kitchen, two good size bedrooms, shower room, and conservatory. EPC rating C.

Rooms

Lounge

With uPVC double glazed window, radiator, fireplace housing gas fire, coved ceiling.

16' x 12'3" (4.88m x 3.77m)

Kitchen

With fitted wall base cupboards, resin sink and drainer board, integrated gas hob and electric oven, uPVC double glazed windows, radiator, uPVC double glazed side entrance door, Baxi gas fired central heating combi boiler. 13'6" x 6'1" (4.16m x 1.87m)

Inner Hallway

With access to roof space.

Bedroom 1

With radiator, built-in cupboard and double glazed patio sliding door opening to: 14'7" x 9'2" (4.49m x 2.83m)

Conservatory

With uPVC double glazed windows and doors, brick base, PVC pitch roof, radiator. Maximum width and depth measurements.

15'1" x 11'7" (4.62m x 3.57m)



Bedroom 2

With fitted wardrobes and cupboards, radiator, uPVC double glazed window. 10'4" x 9'2" (3.2m x 2.83m)

Shower Room

With tiled shower cubicle, vanity wash basin and fitted cupboards, close couple WC, tiled walls and floor, uPVC double glazed window and radiator. 6'1" x 6'1" (1.87m x 1.86m)

Outside

The front garden includes flower and shrub beds and a block paved driveway providing ample off street parking. The rear garden is mostly paved and includes a timber summer house as well as a glass greenhouse.

Services

The property is understood to have mains water, electricity, gas and drainage. Gas fired central heating.

Mobile

We understand from the Ofcom website there is likely coverage from EE and 02 for voice but limited on data. There is limited data from Three and Vodafone.

Broadband

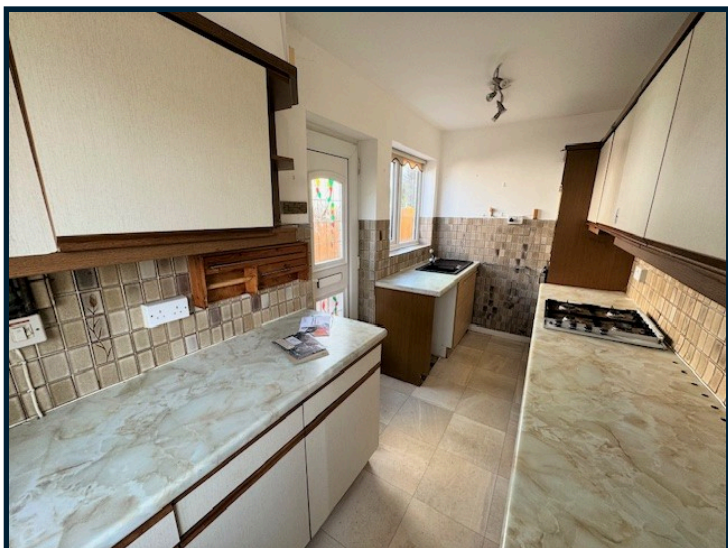
We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 16 Mbps and an upload speed of 1 Mbps. Superfaster download speed of 30 Mbps and an upload speed of 20 Mbps and an ultrafast download speed of 10000 Mbps and upload speed of 10000 Mbps. Openreach and Upp networks are available.

Tenure

The property is understood to be freehold.

Council Tax Band

According to the governments online portal the property is currently in Council Tax Band B.



Viewing Arrangements

Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

Please Note

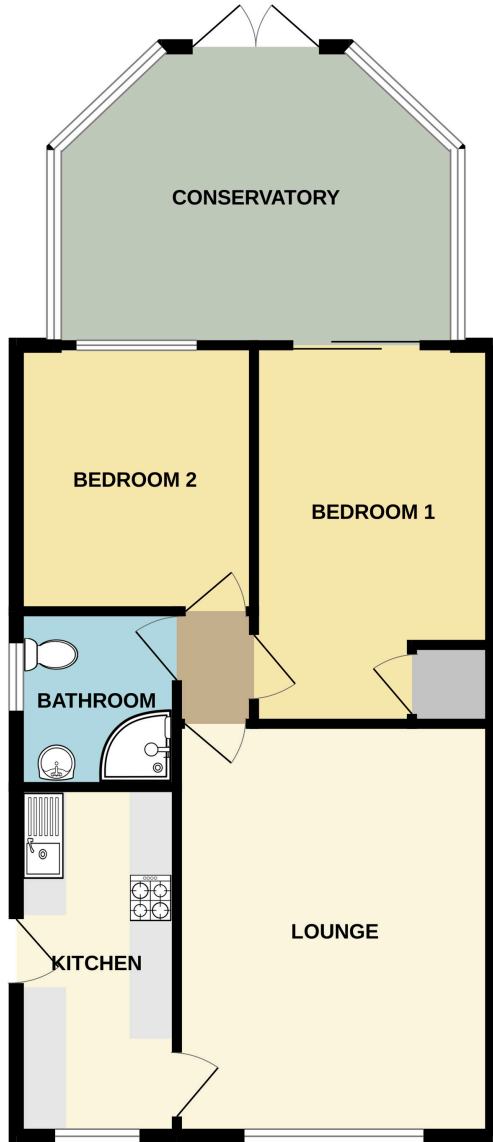
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Thinking Of Selling?

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.



GROUND FLOOR
740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

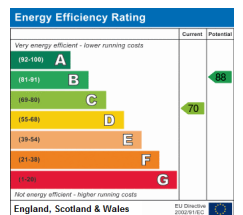
John Taylors

The Mart 127 Eastgate Louth LN11 9QE

Call: 01507 603648

Web: johntaylors.com

Email: enquiries@johntaylors.com



PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.