



CHOICE PROPERTIES

Estate Agents

10 Mayflower Way,
Mablethorpe, LN12 1EY

Reduced To £150,000



Choice Properties are delighted to offer for sale this two bedroom semi detached bungalow located on a highly sought after and quiet residential road within easy reach of the town centre.

The well laid out accommodation comprises:

Hallway

2'11" x 10'8"

L-Shaped hallway, loft access, telephone point, built in storage cupboard.

Reception Room

16'4" x 10'11"

Light and airy reception room, TV Aerial point.

Kitchen

9'7" x 10'8"

Fitted with a range of wall and base units with worktops over, one and a half bowl resin sink unit with drainer and mixer taps, cooker point, plumbing for a washing machine, space for fridge/freezer, partly tiled walls, wall mounted 'Ideal' boiler, wall mounted fuse box, space for a dining table.

Bedroom 1

9'10" x 10'8"

Double bedroom.

Lobby

5'4" x 2'9"

Doors to study and bedroom.

Bedroom 2

7'10" x 10'11"

Double bedroom.

Study

7'8" x 7'10"

Created by the addition of a partition wall which could easily be removed to create a larger second bedroom.

Bathroom

7'1" x 6'6"

Fitted with a three piece suite comprising panelled bath with single taps, pedestal wash hand basin with single taps, close couplec wc, partly tiled walls.

Driveway

Providing off street parking.

Garden

To the rear of the property you will find a generously sized garden which is laid to lawn and enclosed with timber fencing to the boundaries.

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,

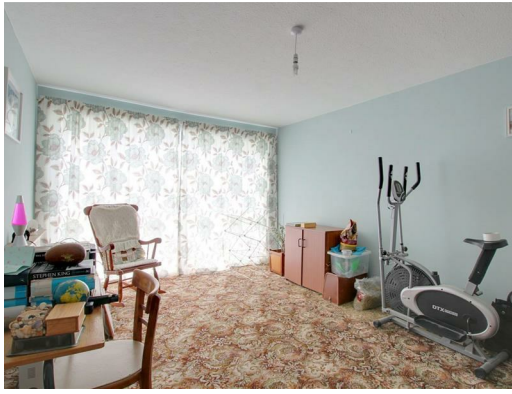
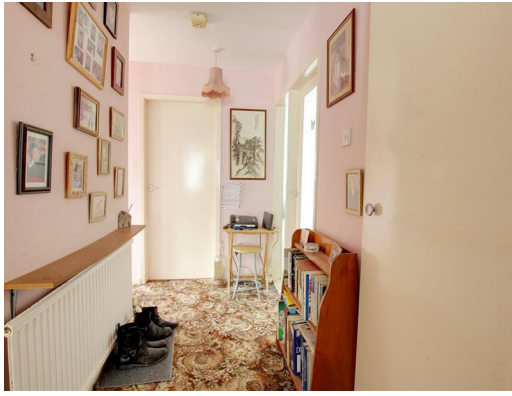
LN9 6PH

Tel. No. 01507 601 111

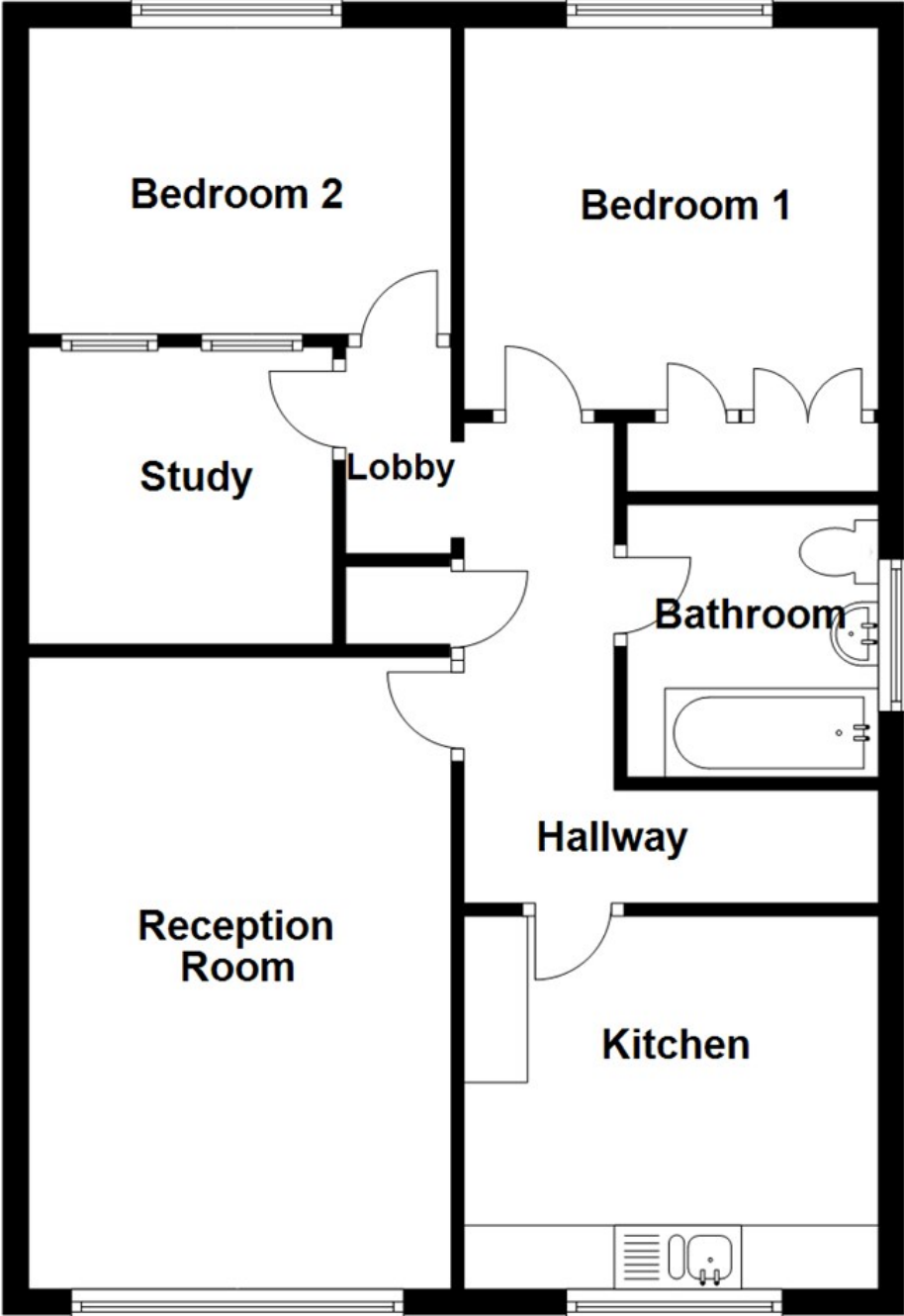
Website: www.e-lindsey.gov.uk

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.



Ground Floor



Directions

Upon leaving the Mablethorpe office head North towards the traffic lights and turn left onto the High Street, take your fifth turning on the left onto Mayflower Way.

