



# CHOICE PROPERTIES

*Estate Agents*

Twoways Sea Lane,  
Mablethorpe, LN12 1NW

Reduced To £400,000



Choice Properties are delighted to offer for sale this generously proportioned three bedroom detached bungalow. Sitting on a remarkably spacious plot with front and rear access to the property from Sea Lane and Brickyard Lane, this well maintained property offers a spacious layout and is only moments to the beach and nature reserves, as well as being only a short drive to the local amenities. The property further benefits from amazing open views to the front aspect. Early viewing is certainly advised to appreciate the size and scale of what is on offer.

The most spacious and well maintained accommodation benefits from double glazed windows, oil fired central heating and comprises:

#### **Entrance Porch**

2'5" x 6'9"

Front uPVC door leading into the entrance porch, which features tiled flooring and a uPVC door to the hall.

#### **Hall**

6'2" x 13'10"

With the wall mounted 'Danfoss' thermostat, a storage cupboard (measuring 4'01" x 2'04"), stairs to the first flooring and doors leading to:

#### **Sitting Room**

12'11" x 13'0"

Fitted with an electric feature fireplace set on a marble hearth with a wooden mantle, TV aerial telephone point and double opening doors to:

#### **Reception Room**

13'10" x 20'10"

Light and airy reception room with a large window to front aspect and further featuring a multi fuel stove set in a marble surround, TV aerial, three wall lights and double opening doors leading through to the:

#### **Sun Room**

7'1" x 20'10"

Spacious sun room with central heating, a TV aerial and double opening 'French' doors that open out into the garden.

#### **Kitchen**

12'8" x 12'11"

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 'AEG' induction hob with extractor hood over, 'Creda' electric oven, space for a slimline dishwasher, part tiling to the walls, tiled flooring, inset spot lighting and the kitchen also houses the oil fired 'Merlin 2000' condensing boiler.

#### **Dining Room**

12'11" x 9'5"

Providing ample space for a dining table and featuring a window to the rear, overseeing the rear garden, internal bow window and an opening through to the kitchen.

#### **Rear Lobby**

6'5" x 6'8"

With space for a freestanding fridge/freezer, the wall mounted consumer unit, tiled flooring and a rear uPVC door. Door to:

#### **Utility Room/WC**

6'5" x 5'10"

Fitted with base units and space and plumbing for a washing machine and tumble dryer with worktop over, one bowl ceramic sink with drainer and mixer tap, WC with cistern lever and tiled walls and flooring.

#### **Bedroom 2**

10'10" x 12'11"

Spacious double bedroom with a TV aerial.

#### **Bedroom 3**

9'10" x 10'4"

Double bedroom.

#### **Bathroom**

13'2" x 5'11"

Fitted with a four piece suite comprising a panelled bath tub with mixer tap and shower attachment, shower cubicle with a mains fed shower over, hand wash basin with mixer tap and WC with cistern lever, part tiling to the walls, 'Airvent' extractor fan and a light with a built in shaver point.

#### **Landing**

8'0" x 12'1"

Providing access to the loft, fitted with a built in storage cupboard (measuring 4'06" x 4'03") with further access to the eaves and doors leading to:

## **Bedroom 1**

17'0" x 20'10"

Remarkably spacious bedroom with a telephone point, TV aerial and double aspect windows. Door to:

## **Dressing Room**

7'1" x 11'7"

Fitted with a range of base units with worktop over, access to the eaves and the dressing room also houses the wall mounted alarm controls and hot water cylinder.

## **Shower Room**

4'4" x 7'3"

Fitted with a three piece suite comprising a walk in shower cubicle with an electric 'Triton T80 Easi' shower over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, tiled walls and an 'Airvent' extractor fan.

## **Driveway**

Expansive gravelled driveway providing off road parking for various vehicles. In the rear garden there is also a rear gated access and driveway from Brickyard Lane as well.

## **Garage**

16'06" x 12'06"

Detached brick built garage with an up and over door, power and lighting, side door, side window and rear bow window.

## **Garden**

The property sits on substantial and expansive grounds that surround the property which are laid to lawn with timber fencing to the boundaries keeping the garden privately enclosed. The fantastic garden additionally features a paved patio to the rear, as well as two useful timber sheds, a greenhouse and access to the detached garage. There is rear access to the property from Brickyard Lane as well as the main access from Sea Lane, the rear access is gated. The property further benefits from fantastic open views to the front aspect. The garden features an array of beautifully presented and well established trees and shrubbery.

## **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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

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.



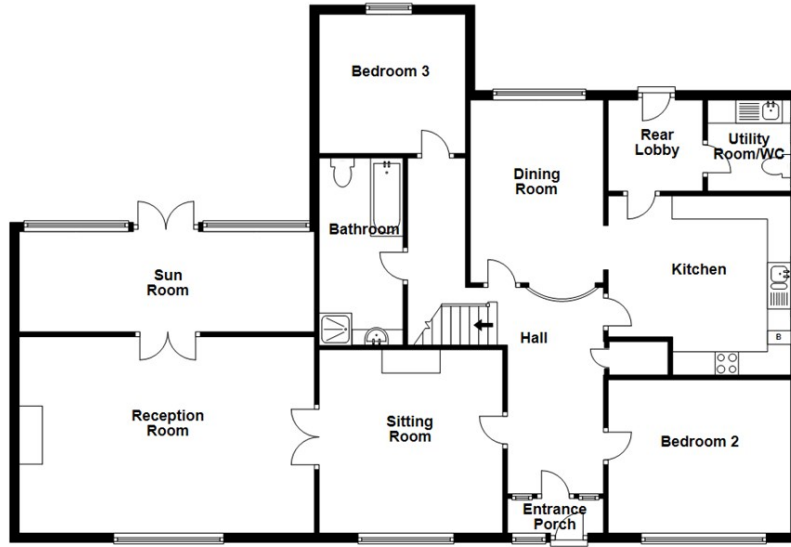






**Ground Floor**

Approx. 142.3 sq. metres (1532.0 sq. feet)



**First Floor**

Approx. 47.5 sq. metres (511.0 sq. feet)



Total area: approx. 189.8 sq. metres (2043.1 sq. feet)



# Directions

Upon leaving the Mablethorpe office head North towards the traffic lights and turn left onto the High Street (A52). Head out of town then turn right onto Theddlethorpe Road (A1031) then carry on along this road into Theddlethorpe village, turn right onto Sea Lane and Twoways can be found a short way along on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	70

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

