



# CHOICE PROPERTIES

*Estate Agents*

39b Faldos Way,  
Mablethorpe, LN12 1NF

Reduced To £250,000



Choice Properties are delighted to bring the market this most spacious and well presented three bedroom detached house, conveniently located only a short distance from both the local amenities and golden sandy beaches of Mablethorpe. Boasting a generously sized layout throughout and an impressively built and sized garden room, early viewing is advised with the property to avoid missing out on what is on offer.

The generously proportioned layout benefits from double glazing and mains gas central heating throughout and comprises:

### **Entrance Hall**

Front door leading into the entrance hall, fitted with tiled flooring, stairs to the first flooring, a telephone point and the wall mounted 'Worcester' thermostat.

### **Reception Room**

14'08" x 11'07"

Light and airy reception room with a large bay window to front aspect and featuring a freestanding electric feature fireplace set on a tiled hearth, TV aerial and telephone point. Open plan layout with the:

### **Dining Area**

9'02" x 9'00"

Providing ample space for a dining table and fitted with new bi-folding doors out to the garden and a door leading to:

### **Kitchen**

9'02" x 8'07"

Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, four ring 'Smeg' gas hob with a stainless steel 'Smeg' extractor hood over, space for a freestanding dishwasher, built in electric single oven, space for a freestanding 'American Style' fridge/freezer and a pantry cupboard with shelving (measuring 6'04" x 2'09").

### **Utility Room**

5'11" x 5'10"

Fitted with a range of wall and base units with worktop over, plumbing for a washing machine, space for a tumble dryer, 'Manrose' extractor fan, new uPVC door leading out to the garden and a cupboard housing the 'Worcester' combination boiler; supplying both the central heating and hot water systems.

### **WC**

2'09" x 5'10"

WC with dual flush button and pedestal hand wash basin with single hot and cold taps and a tiled splashback.

### **Landing**

With loft access and a storage cupboard (measuring 1'06" x 3'03"). Doors to:

### **Bedroom 1**

12'06" x 8'08" extending to 11'09"

Spacious double bedroom with two double wardrobes and one single wardrobe; all built in with mirrored doors, a telephone point and door to the en-suite shower room.

### **En-suite Shower Room**

6'01" x 5'09"

Fitted with a three piece suite comprising a shower cubicle with a mains fed shower over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, tiled splashbacks, inset spot lighting and an extractor vent.

### **Bedroom 2**

14'01" x 8'07"

Spacious double bedroom.

### **Bedroom 3**

11'06" x 8'01"

Double bedroom with a telephone point.

### **Bathroom**

6'03" x 7'02"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, tiled splashbacks, inset spot lighting and extractor vent.

### **Driveway**

Providing off road parking.

### **Garage**

16'08" x 8'09"

With an electric roller door, power and lighting , built in workbenches and the wall mounted consumer unit.

### **Garden**

To the rear of the property you will find a privately enclosed garden, paved and laid with shingle for ease of maintenance with a low level bricked wall and timber fencing to the boundaries, outside tap and an impressive Garden Room.

### **Garden Room**

17'06" x 14'05"

Spacious garden room, which was formerly used as a Snooker/Pool Room, with insulated walls and insulated and carpeted floors, power and lighting, separate junction box, six wall lights and double opening front doors as well as multiple windows to side aspect.

### **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 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.



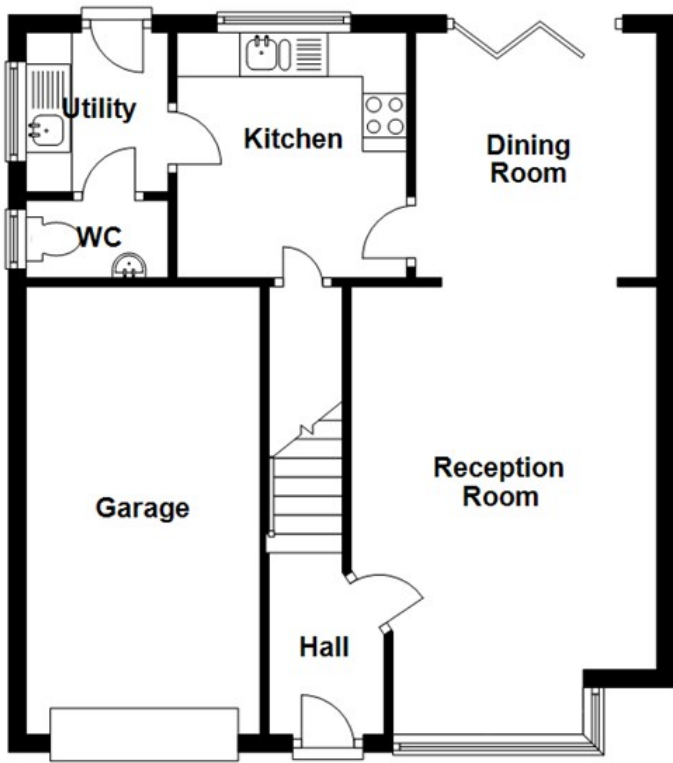




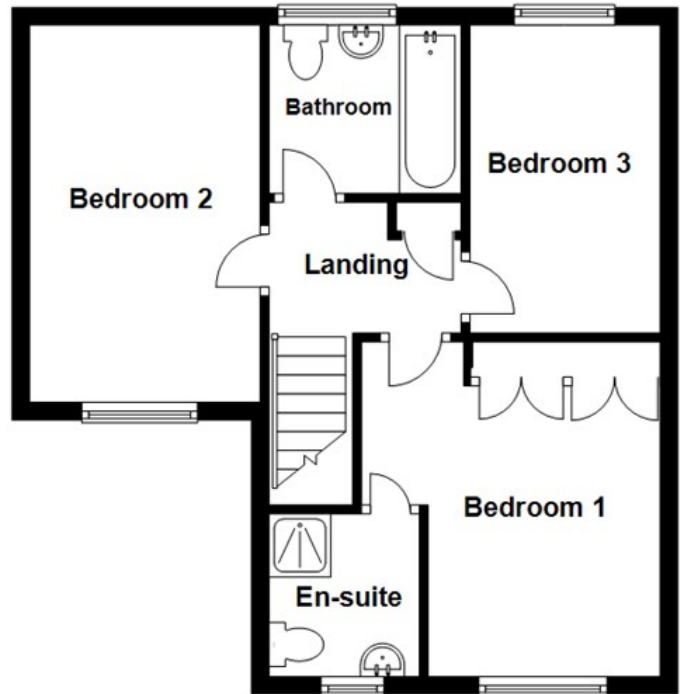




**Ground Floor**



**First Floor**





# Directions

Upon leaving the Mablethorpe office head North towards the traffic lights and turn right onto the High Street, at the pullover turn left onto Quebec road. Travel along Quebec road until you reach the cinema then take your immediate left onto Golf Road. Faldos Way is the second turning on the right and number 39b is located on your right towards the end of the road.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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	

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	

