



CHOICE PROPERTIES

Estate Agents

41 The Fairway,
Mablethorpe, LN12 1LL

Reduced To £169,950



Choice Properties are delighted to offer for sale this spacious two bedroom detached bungalow located in an ever sought after quiet residential area of Mablethorpe. This fantastic property has undergone a tasteful renovation and benefits from a newly fitted kitchen, new central heating system and a new fibre glass roof on the conservatory. The property has also been re wired and benefits from new coving, soffits and fascia boards. The property is offered with no upper chain and early viewing is advised.

The stylish and abundantly light and bright accommodation comprises:

Entrance Hall

3'1" x 6'1"

UPVC front door into the entrance hall; fitted with laminate flooring and door leading to:

Reception Room

15'10" x 12'2"

Light and airy room benefiting from a large picture window to front aspect and newly fitted with laminate flooring, inset spot lighting and a TV aerial. Opening to:

Kitchen

10'6" x 6'1"

Newly fitted modern kitchen with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, integrated appliances (all brand new) including: 'Beko' dishwasher, electric oven and four ring gas hob with 'Cooke & Lewis' extractor hood over, space for a fridge/freezer, laminate flooring and storage cupboard (measuring 1'05" x 2'02") housing the wall mounted 'Alpha E-Tec 28 Combi' combination boiler; supplying both the central heating and the hot water. Door to:

Conservatory

9'2" x 5'6"

Renovated to a high standard with a new fibre glass roof recently fitted, tiling to the floor, radiator, uPVC windows and uPVC door to the garden.

Lobby

4'1" x 2'10"

Fitted with laminate flooring and providing access to the loft. Doors leading to:

Bedroom 1

14'11" x 8'11"

Spacious double bedroom with a TV aerial and built in storage cupboard with shelving (measuring 1'08" x 2'02").

Bedroom 2

10'6" x 9'4"

Double bedroom fitted with a TV aerial.

Bathroom

6'0" x 6'1"

Newly fitted modern three piece suite comprising a panelled 'P' shaped bath tub with mixer tap and mains fed double shower head over, hand wash basin with mixer tap built into vanity and WC with dual flush button, heated towel rail, 'Intervent' extractor fan, inset spot lighting and stylish part tiled walls and splashbacks.

Garden

The property is fronted by a garden which is mainly laid to lawn with beds to the front of the frontage for an array of plants and shrubs. The front garden further features a driveway laid with shingle, providing off street parking, and has a part shingle, part paved pathway leading to the front of the property. To the rear of the property, you will find a privately enclosed garden, again laid to lawn but additionally benefiting from a paved patio area, useful timber shed, shingle beds to the edges of the garden with an array of beautifully presented plants and flowers and an outside tap. There is timber fencing and conifer hedging to the boundaries.

Driveway

Providing off street parking.

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

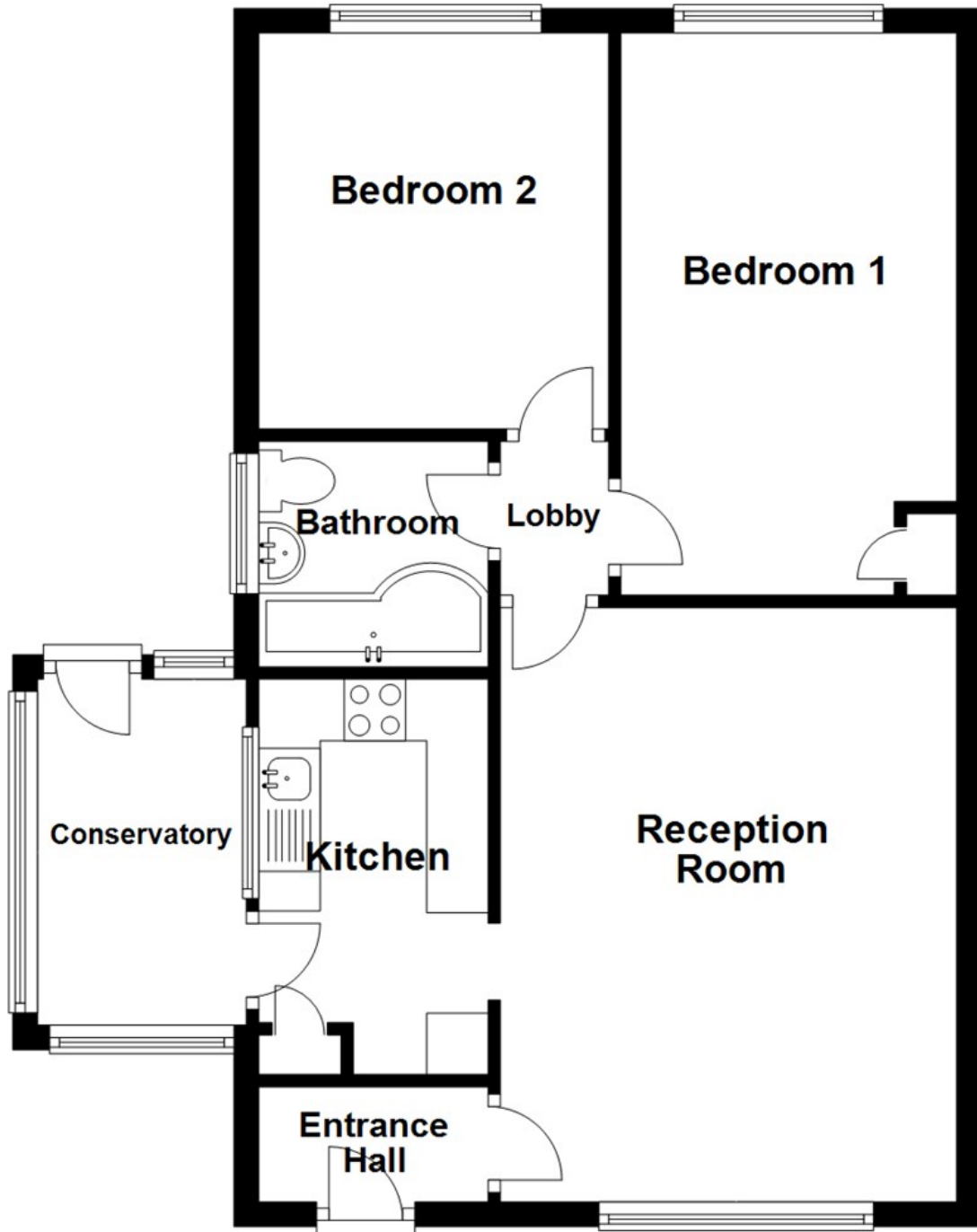
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

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

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn right onto the High Street, at the junction take a left turn onto Quebec Road. Carry on along this road and then take your 1st left after the cinema onto Golf Road. The Fairway is the third road along on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			46
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

