



CHOICE PROPERTIES

Estate Agents

42 Cheltenham Way,
Mablethorpe, LN12 2AX

Price £220,000



Choice Properties are delighted to offer for sale this spacious three bedroom semi detached bungalow, situated in a most sought after location, just a short distance from the local amenities and Mablethorpe's award winning beaches. This fantastic property further benefits from a driveway with carport which provides ample covered parking and a beautifully designed and recently installed paved garden. Viewing is highly advised.

The generously proportioned accommodation comprises:

Kitchen

14'1" x 6'0"

Fitted with a range of wall and base units with worktops over, one and half bowl resin sink unit with drainer and stainless steel mixer tap, integral cooker, four ring gas hob with extractor hood over, space for fridge/freezer, wall mounted 'Worcester' boiler, partly tiled walls, telephone point, pedestrian door to side aspect, door to:-

Reception Room

16'0" x 12'4"

Electric feature fireplace set into marble surround with marble hearth and wooden mantle, staircase to the first floor, TV aerial point.

Conservatory

8'8" x 17'11"

Polycarbonate roof, sliding patio doors to rear aspect leading into the garden.

Lobby

3'10" x 2'8"

Loft access.

Bedroom 1

14'7" x 9'3"

Remarkably spacious bedroom with fitted wardrobes either side of the bed with sliding doors.

Bedroom 2

10'4" x 9'1"

Double bedroom.

Shower Room

5'10" x 6'0"

Fitted with a three piece suite comprising shower cubicle with electric shower over and sliding glass screen door, wash hand basin with mixer tap and wc set into vanity unit, tiled walls, chrome heated towel rail.

Bedroom 3

18'11" x 13'1"

Remarkably spacious bedroom, Two veluxe windows, eaves storage.

Driveway

Spacious driveway with an attractive resin finish providing ample parking for 2/3 vehicles.

Garage

16'2" x 8'3"

Window to rear, Up and over door, power and lighting.

Car Port

32'11" x 9'7"

Spacious carport with polycarbonate roof providing ample parking.

Garden

The property is fronted by a laid to lawn garden and features a colourful variety of plants, trees and shrubbery to the borders. There is gated access to the side of the bungalow which provides access to the privately enclosed rear garden which is secured with timber fencing to the boundaries. The rear garden has recently been paved for ease of maintenance.

Tenure

Freehold.

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 A.

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.

Viewing Arrangements

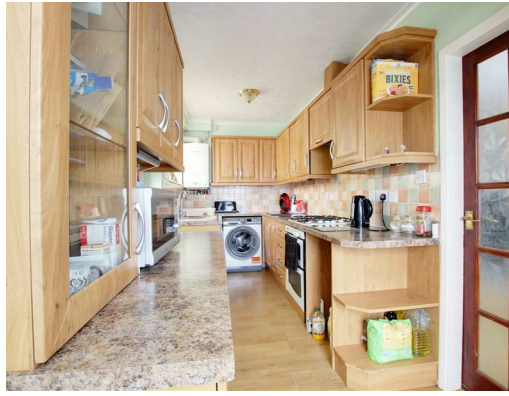
By appointment through Choice Properties on 01507 472016.

Opening Hours

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

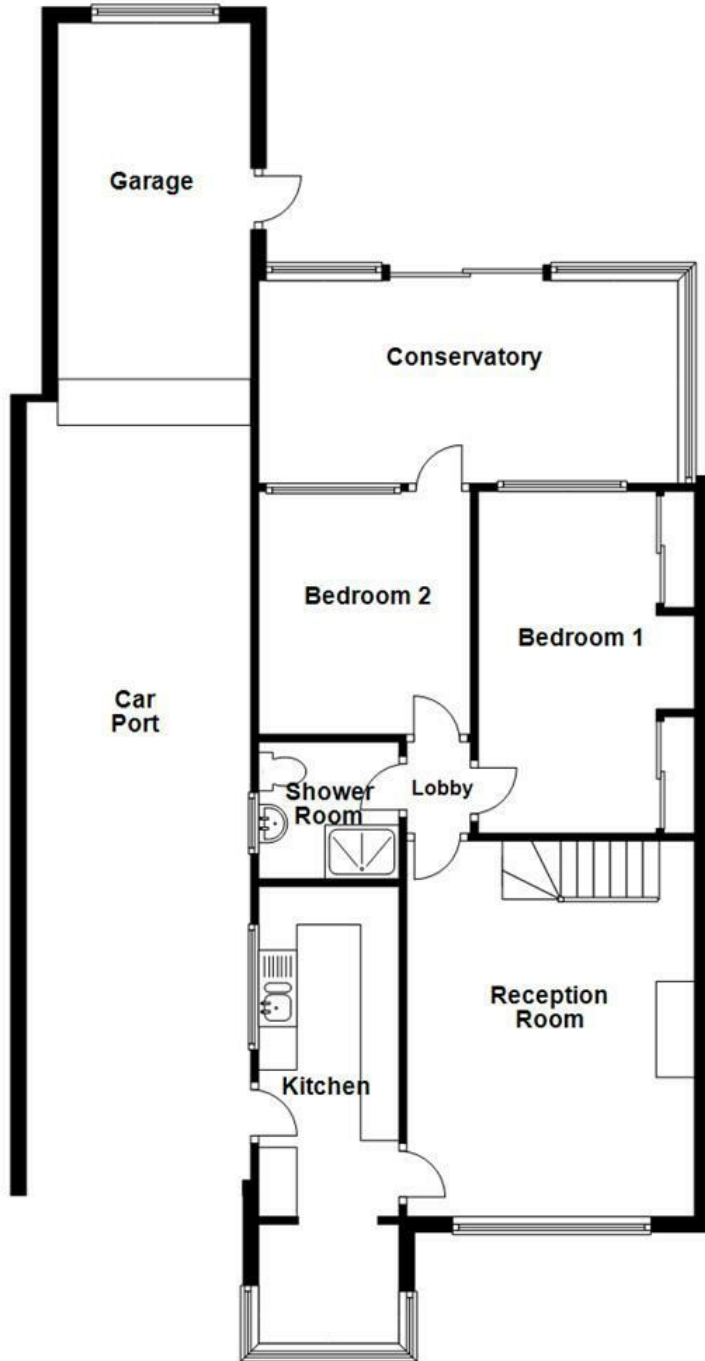
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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. 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.





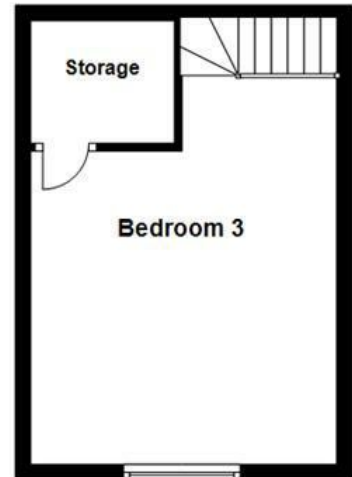
Ground Floor

Approx. 115.2 sq. metres (1240.5 sq. feet)



First Floor

Approx. 23.1 sq. metres (248.9 sq. feet)



Total area: approx. 138.4 sq. metres (1489.4 sq. feet)

Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street, carry on past the CO-OP supermarket, past the Police Station and turn left opposite the Primary School onto Church Road. Take your first left onto Cheltenham Way. Number 42 can be found on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			60
(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	

