



CHOICE PROPERTIES

Estate Agents

38 Hawthorn Drive,
Mablethorpe, LN12 1FR

Price £299,950



It is a pleasure for Choice Properties to bring to the market this most spacious three bedroom detached bungalow located in the quiet and ever sought-after road of Hawthorn Drive in Mablethorpe. Conveniently positioned close to both the local amenities and the beach, this expansive bungalow comes with the addition of a large double garage as well as being offered with no onward chain. Early viewing is advised to avoid missing out on what is on offer here.

The light and bright accommodation provides generously proportioned room sizes and comprises:

Hallway

Front composite door leading into the 'L' shaped hallway, featuring a double storage cupboard with railing (measuring 1'05" x 3'06"), a single storage cupboard (measuring 2'10" x 2'05"), loft access and doors leading to:

Reception Room

13'4" x 11'9"

Light and airy reception room benefiting from an angled bay window to front aspect and fitted with a gas fireplace set in a feature surround with a wooden mantle, TV aerial, two wall lights and a large opening to:

Dining Room

9'8" x 9'8"

Providing ample space for a dining table and featuring sliding patio doors to the garden.

Kitchen/Diner

9'8" x 10'2"

Fitted with a range of wall and base units with worktop over, one and a half bowl ceramic sink with drainer and mixer tap, five ring gas hob with extractor hood over, double electric oven, integrated 'Electrolux' dishwasher, space for a dining table, part tiling to the walls and a door to:

Utility Area

6'7" x 5'5"

Providing space for a freestanding under-counter fridge/freezer and plumbing for a washing machine with worktop over, larder cupboard, part tiling to the walls, 'Manrose' extractor fan, door to rear aspect, door to the WC and the Utility Area also houses both the wall mounted consumer unit and the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

WC

2'9" x 5'5"

Fitted with a WC with cistern lever, hand wash basin with single hot and cold taps, part tiling to the walls and a 'Manrose' extractor fan.

Bedroom 1

11'9" x 11'11"

Remarkably spacious double bedroom benefiting from double aspect windows and a door to the en-suite shower room.

En-suite Shower Room

3'4" x 8'10"

Fitted with a three piece suite comprising a shower cubicle with mains fed shower head over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, part tiling to the walls, 'Manrose' extractor fan and a shaver point.

Bedroom 2

9'8" x 11'3"

Spacious double bedroom with a telephone point.

Bedroom 3

10'2" x 8'1"

Double bedroom.

Bathroom

6'9" x 5'10"

Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps over as well as a mains fed shower head over, pedestal hand wash basin with single hot and cold taps and a WC with cistern lever, part tiling to the walls, 'Manrose' extractor and a shaver point.

Driveway

Expansive resin driveway providing off road parking for numerous vehicles.

Garage

18'3" x 16'10"

Double garage with two up and over doors, power and lighting, side window and a rear pedestrian door to the garden.

Garden

Tenure

Freehold.

Viewing arrangements

Viewing 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 C.

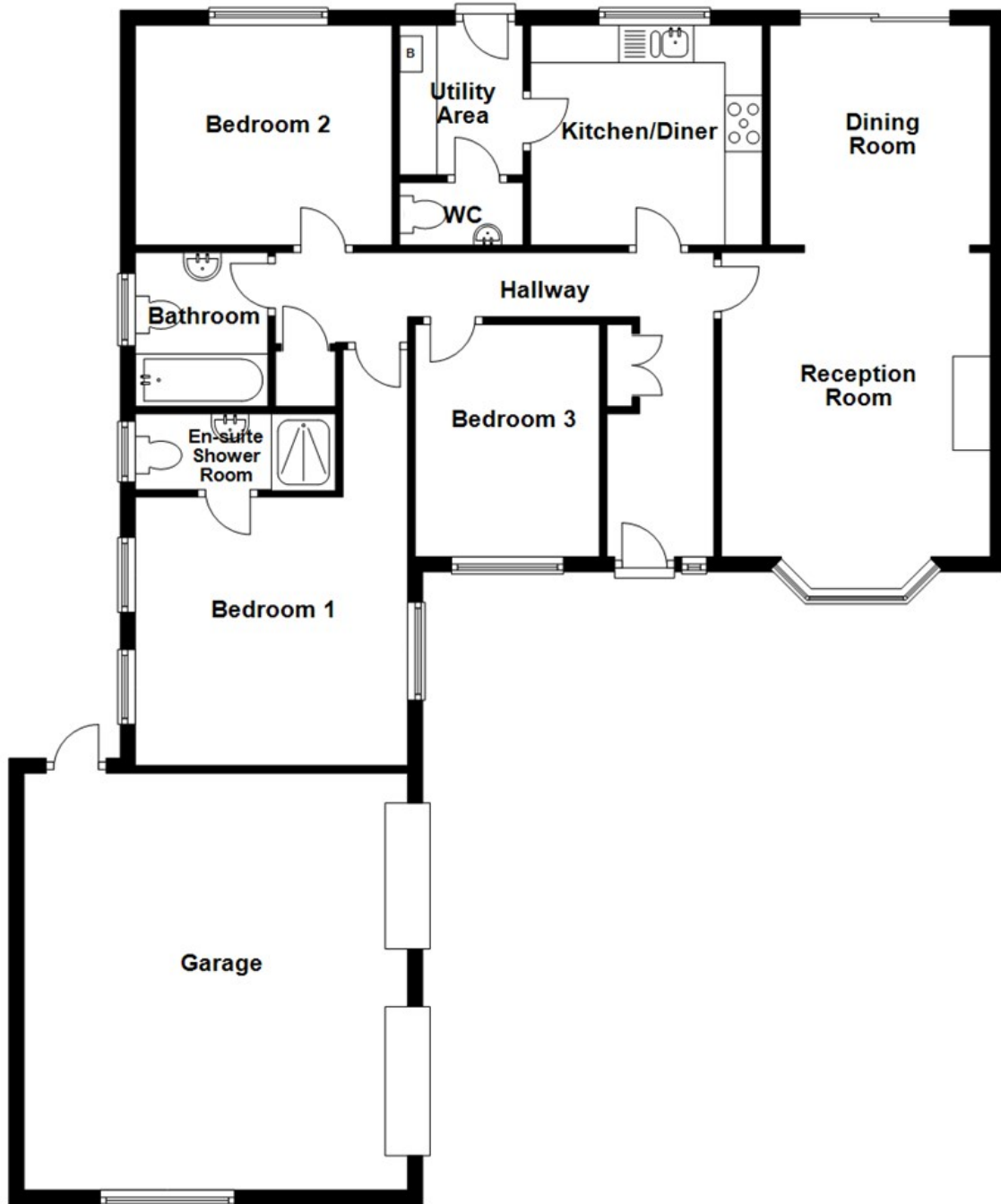
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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. 120.5 sq. metres (1296.7 sq. feet)



Total area: approx. 120.5 sq. metres (1296.7 sq. feet)

Directions

From our Mablethorpe office head North to the traffic lights, turn left onto the High Street then fourth left into Mayflower Way. Hawthorn Drive can then be found on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		91	94
(81-91) B			
(69-80) C			
(55-68) 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 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	

