



CHOICE PROPERTIES

Estate Agents

38 Winchester Drive,
Mablethorpe, LN12 2AY

Price £280,000



Choice properties are proud to bring to the market this spacious three bedroom detached bungalow with attractive large garden, garage and generous parking for several vehicles. The property is located in a peaceful residential area whilst still being conveniently located for the town centre and beach.

Presented in lovely order throughout, the internal accommodation comprises:

Entrance Porch

3'1" x 4'4"

Hall

11'0" x 4'4"

Access to the loft space. Airing cupboard housing Viessman combination boiler. Storage cupboard.

Reception Room

19'0" x 9'11"

Electric fireplace. TV aerial point and telephone point.

Kitchen

10'4" x 10'4"

Fully fitted kitchen. Gas hob and oven with stainless steel extractor hood over. Stainless steel one and a half bowl sink and drainer with mixer tap. Plumbing for a washing machine. Space for a fridge.

Bedroom 1

11'3" x 16'8"

Double bedroom.

Bedroom 2

11'2" x 11'5"

Double bedroom.

Bedroom 3

11'3" x 5'3"

Shower Room

7'1" x 7'11"

Newly fitted shower cubicle. Wash hand basin. Dual flush WC.

Entrance Hall

7'4" x 3'8"

Doors leading to the kitchen and WC.

WC

8'5" x 6'0"

Wash hand basin and WC.

Driveway

Spacious driveway providing ample parking for several vehicles.

Garage

18'6" x 9'3"

Up and over door. Light and power.

Garden

The property is fronted by an easy to maintain garden. To the rear of the property you will find an impressively large garden, mostly laid to lawn and with gravelled borders, raised beds, an attractive patio area, shed, greenhouse and summer house.

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

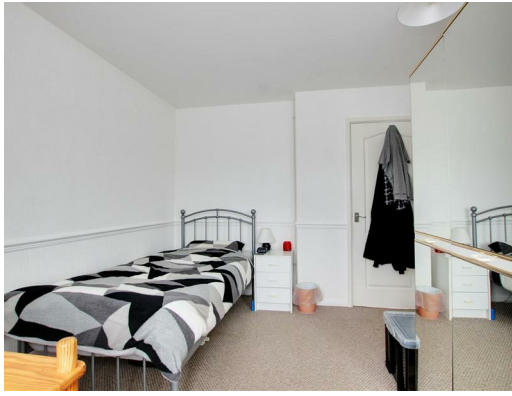
Tel. No. 01507 601 111

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.

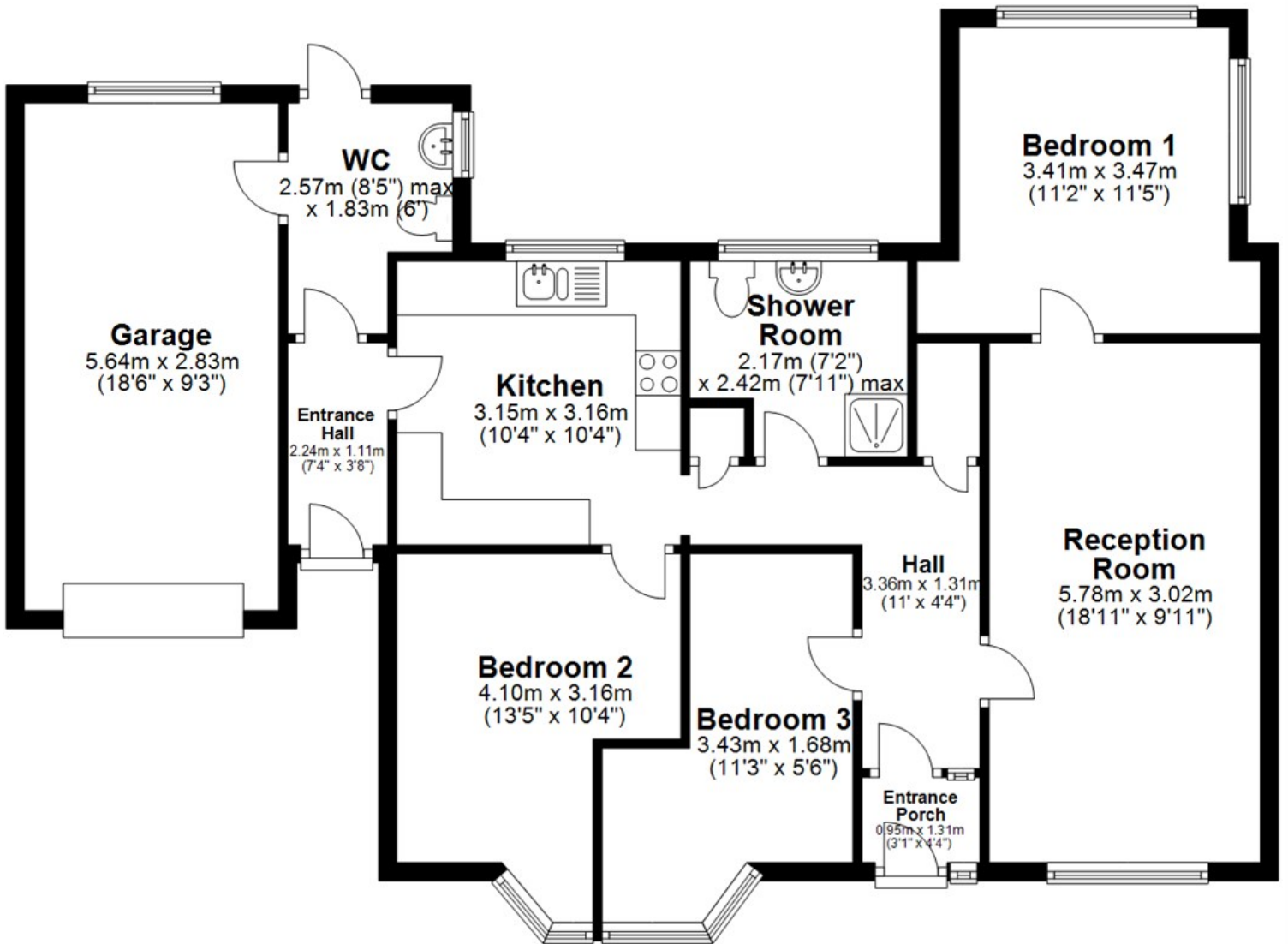
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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. 96.9 sq. metres (1043.3 sq. feet)



Total area: approx. 96.9 sq. metres (1043.3 sq. feet)

Directions

From our 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 and follow along until the junction with Winchester Drive. Turn left and number 38 can be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			72
(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	

