



# CHOICE PROPERTIES

*Estate Agents*

33 The Fairway,  
Mablethorpe, LN12 1LL

Reduced To £175,000



Welcome to 33 The Fairway in Mablethorpe! This charming semi-detached bungalow boasts a cosy reception room, two lovely bedrooms, and a modern bathroom, perfect for a small family or those looking for a peaceful retreat by the sea. Situated close to the beach, you can enjoy leisurely strolls along the coastline and soak in the refreshing sea breeze whenever you please. The generously sized garden is a green oasis waiting for your personal touch - imagine the possibilities for outdoor entertaining or simply relaxing in your own private sanctuary. Viewing is highly advised.

The abundantly light and beautifully presented accommodation comprises:-

### **Utility/Porch**

11'8" x 6'2"

Fitted with base units, plumbing for a washing machine, polycarbonate pitched roof, dual aspect windows, pedestrian doors to the front and rear aspects, door to:-

### **Kitchen**

14'3" x 6'1"

Fitted with a range of wall and base units with worktops over, one bowl porcelain sink unit with drainer and mixer taps, four ring induction hob with featured extractor hood over, space for fridge/freezer, partly tiled walls.

### **Reception Room**

16'6" x 12'8"

Spacious reception room, gas fire set into marble surround, TV Aerial point, telephone point.

### **Conservatory**

17'02" x 8'06"

Spacious conservatory with solid roof overlooking the beautiful rear garden, triple aspect windows, tiled flooring, French double opening patio doors to the rear, pedestrian door to the side aspect.

### **Lobby**

Loft access, doors to bedrooms and shower room.

### **Bedroom 1**

13'10" x 9'0"

Remarkably spacious double bedroom with fitted bed frame incorporating cupboards and wardrobes.

### **Bedroom 2**

9'7" x 10'8"

Double bedroom with sliding patio doors leading into the conservatory.

### **Shower Room**

7'00" x 6'02"

Fitted with a three piece suite comprising shower cubicle with electric shower over, wash hand basin set into vanity unit with mixer taps, dual flush w.c., tiled flooring, part tile/part mermaid boarding to the walls.

### **Driveway**

Paved driveway providing off road parking for several vehicles.

### **Garden**

To the rear of the property you will find the most attractive and spacious garden, which is mostly laid to lawn and gravelled with an abundance of established plants, trees and shrubbery throughout. There is a raised decked seating area located outside the conservatory which provides a beautiful spot for outdoor entertaining or simply relaxing in the sunshine. New fencing has been installed recently and there is also a useful timber shed. Timber gates to the side of the property provide access to the front garden. There is also a Greenhouse included in the sale.

### **Tenure**

Freehold.

### **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.

### **Council tax band**

Local Authority - East Lindsey District Council,

Tedder Hall,

Manby Park,

Louth.

LN11 8UP

Tel. No. 01507 601 111

Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

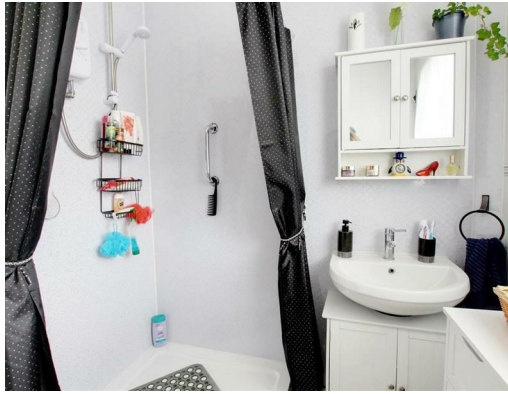
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - A.

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.

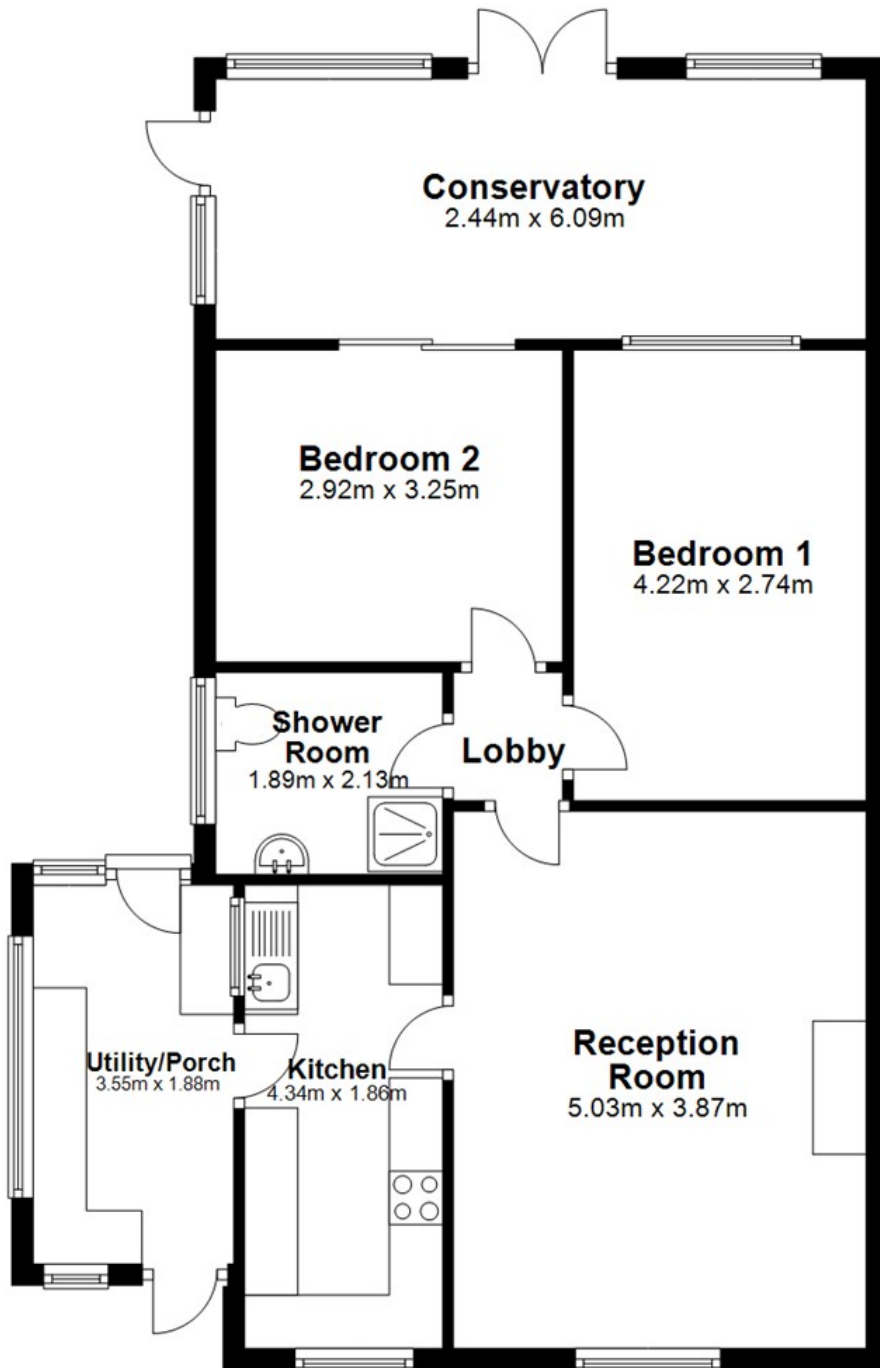








# Ground Floor





# 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			87
(81-91) B			
(69-80) C			67
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) 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	

