



# CHOICE PROPERTIES

*Estate Agents*

32 Winchester Drive,  
Mablethorpe, LN12 2AY

Reduced To £355,000



Choice Properties are delighted to bring to the market this superb and stylish three-bedroom detached bungalow located in a prime position on the ever sought after Winchester Drive. As you step inside, you are greeted by a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. This property boasts three bedrooms, ideal for a growing family or for those in need of a home office space or guest bedrooms.

To the rear of the property, you will find an impressive and sizeable garden that provides a serene setting for outdoor activities or a peaceful retreat after a long day. The quiet residential location ensures a tranquil environment, perfect for unwinding and enjoying the peaceful surroundings.

Early viewing of this fantastic property is highly recommended!

Benefitting from gas central heating and uPVC double glazing, this light and bright internal accommodation comprises:

### **Hall**

14'3" x 4'10"

'L' shaped hallway. uPVC front door. Two built in storage cupboards. Loft access.

### **Reception Room**

15'10" x 12'11"

Light and airy reception room with bay window to front aspect. Gas fireplace set into feature surround. TV aerial point. Opening to dining area.

### **Dining Area**

8'6" x 9'11"

Ample space for dining table. Sliding doors to conservatory.

### **Conservatory**

7'7" x 9'3"

Tiled flooring. Dual aspect windows. uPVC door to the garden. Polycarbonate roof.

### **Kitchen/Diner**

17'4" x 9'4"

Fitted with a range of wall and base units with work surfaces over, one and a half bowl resin sink unit and drainer with mixer tap, 'Lamona' five ring gas hob with stainless steel extractor hood over, new integral fridge/freezer. Part tiled walls. Ample space for dining table. TV aerial point.

### **Utility Area**

8'0" x 7'4"

Fitted with base units with work surfaces over, plumbing for washing machine, space for tumble dryer, wall mounted 'Worcester' combination boiler, uPVC door to the garden.

### **WC**

6'0" x 3'2"

WC with dual flush button, hand wash basin with mixer tap set into vanity unit.

### **Bedroom 1**

12'4" x 11'0"

Spacious double bedroom. TV aerial point.

### **Bedroom 2**

8'5" x 13'8"

Spacious double bedroom. TV aerial point.

### **Bedroom 3**

10'11" x 7'2"

Double bedroom.

### **Shower Room**

8'5" x 9'0"

Newly fitted three piece suite comprising large shower cubicle with mains fed shower over, hand wash basin with mixer tap and wc with dual flush button set into vanity unit. Heated towel rail. Tiled walls.

### **Garage**

18'10" x 9'9"

With electric roller door, window to the side aspect, power and lighting. Fitted with base units with work surfaces over. Wall mounted consumer unit.

## **Driveway**

Providing off road parking.

## **Garden**

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is mostly laid to lawn and features an attractive paved patio area, summerhouse, useful timber shed and an array of plants and shrubs. The property further benefits from a front garden, laid mostly to lawn, with a low level brick wall to the front.

## **Additional note**

Please note that the property is being sold by a relative of a Choice Properties employee.

## **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](http://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.

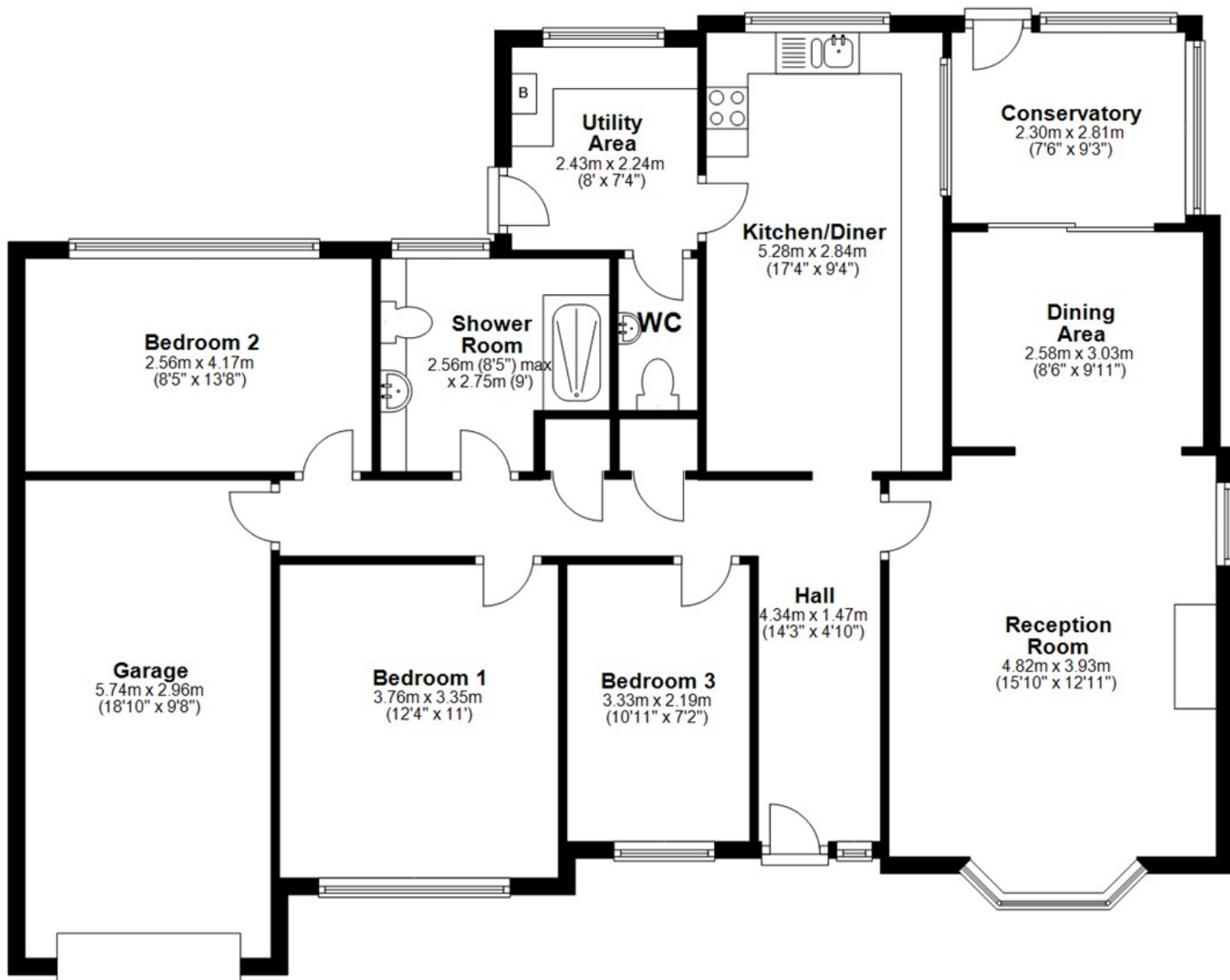






## Ground Floor

Approx. 127.9 sq. metres (1377.1 sq. feet)



Total area: approx. 127.9 sq. metres (1377.1 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 and take your second left on to Winchester Drive. Turn left and number 32 can be found on your left 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			
(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	

