



CHOICE PROPERTIES

Estate Agents

36 Winchester Drive,
Mablethorpe, LN12 2AY

Reduced To £250,000



Choice Properties are delighted to bring to the market this spacious three bedroom detached bungalow, situated in the highly sought after 'Winchester Drive', just a short distance from the local amenities and award winning beaches. The property further benefits from large reception room/Diner, driveway with garage, and sits proudly upon a generously sized garden to the rear. Early viewing is highly advised. Please note the property has no upper chain.

Offering generously proportioned rooms throughout and a flexible layout, the abundantly light accommodation comprises:-

Entrance Porch

2'10" x 4'1"

Enter via uPVC front door, door to:-

Hallway

5'8" x 13'0"

Two built in cupboards - one housing the hot water cylinder and one housing the wall mounted 'Vaillant' condensing boiler, loft access.

Reception Room/Dining Room

6'7" x 19'8"

Spacious reception room with large bay window to the front aspect, gas feature fireplace set into surround, TV Aerial point, telephone point, ample space for a dining table.

Kitchen

11'9" x 11'4"

Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, four ring induction hob with extractor hood over, double electric 'Creda' oven, plumbing for a washing machine, space for a freestanding dishwasher, space inside one cupboard for a freestanding fridge/freezer and part tiling to the walls. uPVC door to:

Conservatory

11'5" x 8'10"

With triple aspect windows, an apex polycarbonate roof, radiator, single uPVC and double opening 'French' doors both leading out into the garden.

Bedroom 1

16'9" x 10'9"

Extended spacious double bedroom with sliding patio doors leading out into the garden, a built in double storage cupboard with opening and a door to:

En-suite WC

4'8" x 2'7"

Fitted with a WC with cistern lever and corner hand wash basin with single hot and cold taps.

Bedroom 2

10'2" x 10'9"

Double bedroom with a built in single store cupboard with shelving and a hand wash basin with single hot and cold taps; built into vanity.

Bedroom 3

10'2" x 6'11"

Inner Lobby

3'1" x 2'9"

Doors to:

Bathroom

9'2" x 5'5"

Fitted with a panelled bath tub with single hot and cold taps, shower cubicle with mains fed shower head over, pedestal hand wash basin with single hot and cold taps and part tiling to the walls.

WC

5'9" x 2'9"

Fitted with a WC with cistern lever, wall mounted hand wash basin with single hot and cold taps and tiled walls.

Driveway

Paved driveway providing ample off road parking.

Garage

18'5" x 9'3"

With up and over door, power and lighting, pedestrian door to the rear aspect.

Garden

The property is fronted by a low level bricked wall enclosing an easy maintenance front garden laid with shingle. To the rear of the property you will find a privately enclosed, sizeable garden with timber fencing to the boundaries, mostly laid to lawn. Around the perimeter of the garden you will find well kept borders, with shingle and an array of plants and shrubs. The garden further benefits from a useful timber shed and a paved patio seating area.

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

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. 116.7 sq. metres (1255.6 sq. feet)



Total area: approx. 116.7 sq. metres (1255.6 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 36 can be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-60)	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		
(55-60)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

