



CHOICE PROPERTIES

Estate Agents

44 Winchester Drive,
Mablethorpe, LN12 2AY

Reduced To £295,000



Offered with no onward chain Choice Properties are delighted to bring to the market this spectacular detached three bedroom bungalow. This immaculately presented property is a credit to its owners who have maintained it beautifully. The garden to the rear is sizeable and attractive displaying an array of plants and flowers and this wonderful property also features a driveway and detached garage. Early viewing is highly recommended.

The abundantly light and bright accommodation comprises:

Entrance hallway

6'10 x 2'10

uPVC entrance door. Loft access. Telephone point.

Reception room

16'7 x 11'9

Light and airy reception room with electric fire set in feature stone surround. Telephone point. TV aerial point. uPVC bow window to the front aspect.

Kitchen

8'11 x 9'10

Stylish kitchen fitted with wall and base units with work surfaces over, one bowl ceramic sink unit and drainer, four ring gas hob, integral double oven, wall mounted combination boiler, integral fridge.

Utility room

6'9 x 6'8

Wall and base units with work surfaces over, space for washing machine, door to the garden.

Bathroom

7'7 x 9'10

Fitted with a four piece suite comprising large bath with taps and shower attachment, walk-in shower enclosure with electric shower over, hand wash basin set in vanity unit and wc.

Bedroom 1

11'10 x 8'5

Spacious double bedroom.

Bedroom 2

11'10 x 8'5

Double bedroom. Fitted wardrobes.

Dining room/bedroom 3

8'10 x 9' 10

Sliding door to the conservatory.

Conservatory

8'3 x 10' 8

Door to the garden.

Driveway

Providing off street parking.

Garage

Detached garage with up and over door.

Garden

The property is fronted by a well tended lawned garden with feature flower borders. To the rear of the property you will find a superb lawned garden with decked seating area, gravelled areas displaying plants and flowers and an attractive summer house.

Tenure

Freehold

Viewing arrangements

By appointment through Choice Properties Mablethorpe 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

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.







Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1067.03 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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 40 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 | | | |
| (55-68) 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 | |

