



# CHOICE PROPERTIES

*Estate Agents*

10 Hawthorn Drive,  
Mablethorpe, LN12 1FR

Reduced To £189,950



Choice Properties are delighted to bring to the market this most well maintained two bedroom semi detached bungalow, conveniently located in a quiet residential position, only a short distance from both the local amenities and the 'Blue Flag' award winning golden sandy beaches of Mablethorpe.

Having been renovated inside, the bungalow boasts a well proportioned layout, a modern and stylish finish as well as benefiting from an easy maintenance garden, garage and ample off road parking. Viewing is most certainly advised to avoid missing out and to appreciate the high quality bungalow on offer here!

The well presented and abundantly light and bright accommodation benefits from uPVC double glazing throughout and comprises:

### **Hallway**

11'00" x 2'09"

uPVC front entrance door leading into the hallway, featuring loft access a telephone point and cupboard housing the wall mounted combination boiler; approximately one year old and supplying both the central heating and hot water systems. Doors to:

### **Kitchen**

9'05" x 8'06"

Modern and stylish kitchen fitted with a range of wall and base units with worktop over, one and a half bowl ceramic sink with drainer and mixer tap, four ring gas hob with extractor hood over, integrated oven, space for a small dining table, space for a freestanding fridge/freezer, space for a freestanding dishwasher, laminate flooring, inset spot lighting and partly tiled walls.

### **Reception Room**

17'03" x 10'02"

Light and airy reception room fitted with a gas fire set in a feature surround, TV aerial, laminate flooring and sliding patio doors out into the:

### **Sun Room**

14'11" x 9'11"

Expansive Sun Room benefiting from triple aspect windows and featuring an apex polycarbonate roof, tiled flooring, a log burning stove set on a tiled hearth and double opening 'French' doors to the rear garden.

### **Bedroom 1**

11'07" x 10'01"

Spacious double bedroom with a TV aerial.

### **Bedroom 2**

8'09" x 8'08"

Double bedroom with a telephone point.

### **Shower Room**

6'09" x 5'06"

Fitted with a three piece suite comprising a shower cubicle with mains fed shower head over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, tiled walls, 'Manrose' extractor fan, heated towel rail and a shaver point.

### **Driveway**

Providing off road parking.

### **Garage**

17'01" x 9'01"

With an up and over door, power and lighting, side uPVC door, space for a tumble dryer and space and plumbing for a washing machine.

### **Garden**

To the rear of the property you will find a privately enclosed garden, partly paved and part gravelled; for ease of maintenance with timber fencing to the boundaries. Being a garden that naturally attracts the sunlight, this beautifully presented space further benefits from a range of seating areas; including a decked seating area, paved patio seating area, pergola seating area as well as the newer addition of the timber summerhouse, benefiting from power and lighting. Dotted around the garden you will also find a variety of well maintained plants and shrubs.

## **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](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.



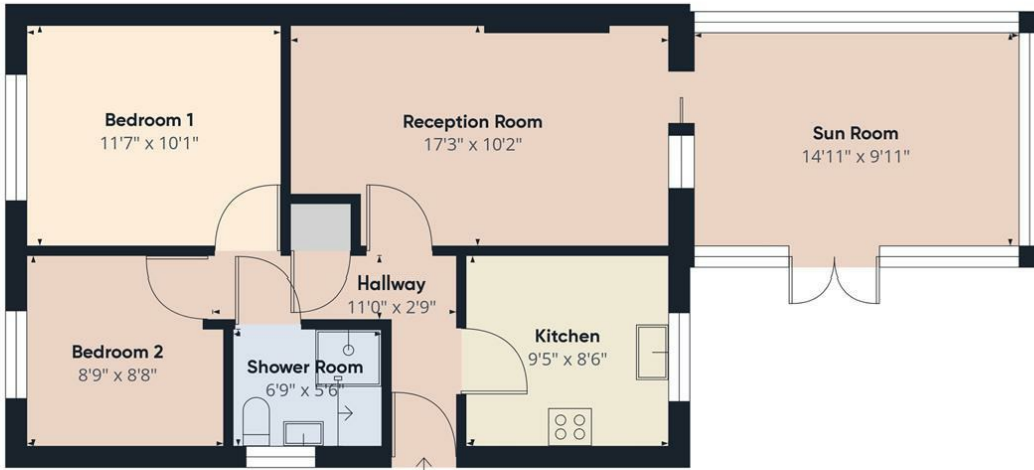




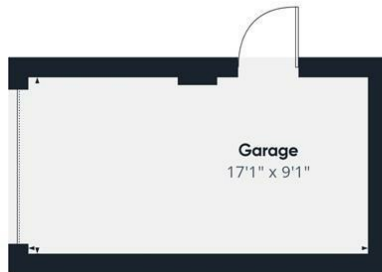








Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>  
846.15 ft<sup>2</sup>

(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.

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# Directions

From our Mablethorpe office head North to the traffic lights, turn left onto the High Street then fourth left into Mayflower Way. Hawthorn Drive can then be found on your right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		89
(92 plus) A		
(81-91) B		
(69-80) C		68
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-60) 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		

