



CHOICE PROPERTIES

Estate Agents

30 Winchester Drive,
Mablethorpe, LN12 2AY

Reduced To £249,500



It is a pleasure for Choice Properties to be marketing this superb, spacious two bedroom extended detached bungalow with well tended gardens and which is located on a sought after quiet, residential road. This fantastic property has been beautifully maintained and is additionally offered with no upper chain.

The well laid out accommodation comprises:

Hallway

3'10" x 13'03" leading to 2'03" x 3'04"

Front composite door leading into the 'L' shaped hallway with loft access, a built in storage cupboard housing the alarm controls and doors to:

Reception Room

19'11" x 9'05"

Light and airy reception room with a telephone point and two TV aerials.

Kitchen/Dining Room

25'09" x 9'06"

Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, integrated 'Samsung' oven, space for a freestanding fridge/freezer, four ring 'Hoover' induction hob with stainless steel extractor fan over, integrated 'Hotpoint' dishwasher, engineered oak flooring, inset spot lighting, ample space for a dining table, TV aerial and double opening 'French' doors to the rear garden.

Bedroom 1

14'11" x 8'02"

Spacious double with two fitted double wardrobes with sliding doors and benefiting from a bow window to front aspect.

Bedroom 2

12'08" x 6'10"

Double bedroom with a fitted triple wardrobe with sliding doors. Bedroom 2 also houses the wall mounted consumer unit and the wall mounted 'Ideal Logic +' combination boiler; supplying both the central heating and hot water systems.

Bathroom

8'01" x 5'10"

Fitted with a stylish three piece suite comprising a panelled bath tub with mixer tap and mains fed shower over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, partly tiled walls, tiled flooring, inset spot lighting and a heated towel rail.

Driveway

Expansive paved driveway providing ample off road parking for several vehicles.

Garage

18'09" x 15'02"

Remarkably spacious garage with an electric roller door, side uPVC door, rear uPVC window, power and lighting.

Garden

The property is fronted by a garden laid to lawn.

To the rear of the property you will find a privately enclosed garden laid to lawn with timber fencing to the boundaries. The rear garden additionally benefits from a paved patio seating area, timber bin store, a useful timber shed, a selection of well established fruit trees and planter beds to the borders.

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,

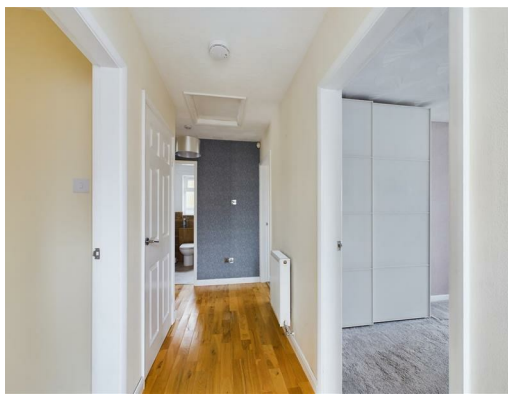
LN9 6PH

Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

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.







Approximate total area⁽¹⁾
1077.79 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 Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street, continue along this road and then 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 30 can be found on your left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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	

