



# CHOICE PROPERTIES

*Estate Agents*

29 Cheltenham Way,  
Mablethorpe, LN12 2AX

Reduced To £189,950



Choice Properties are delighted to bring to the market this impressive two bedroom semi detached bungalow. Located in a quiet residential spot, moments from both the local amenities and the golden sandy beaches of Mablethorpe, this fantastic property boasts generously proportioned room sizes throughout and has undergone a tasteful renovation to bring the property to a high and modern standard. Early viewing is highly recommended.

The beautifully presented accommodation comprises:

### **Kitchen**

14'2" x 7'6"

Fitted with a range of wall and base units with worktop over, one bowl resin sink with drainer and mixer tap, five ring 'Lamona' gas hob with stainless steel extractor over, single integral 'Lamona' fan oven, integrated 'Lamona' microwave, plumbing for a washing machine, integrated fridge/freezer, part tiling to the walls and open plan layout with:

### **Dining area**

5'4" x 6'6"

Providing space for a dining table and featuring triple aspect windows including an angled bay window to front aspect.

### **Reception room**

15'10" x 10'11"

Light and airy reception room benefiting from a large angled bay window to front aspect, a telephone point and TV aerial. Door to:

### **Lobby**

4'4" x 4'11"

With loft access, which is boarded with a pull down ladder and lighting, as well as housing the 'Ideal' combination boiler; supplying both the central heating and hot water systems, built in storage alcove (measuring 2'02" x 1'00") and doors to:

### **Bedroom 1**

15'3" x 9'0"

Spacious double bedroom fitted with a TV aerial and benefiting from a large picture window to rear aspect.

### **Bedroom 2**

10'8" x 9'4"

Double bedroom fitted with a TV aerial and benefiting from a large picture window to rear aspect.

### **Shower room**

5'11" x 5'11"

Fitted with a three piece suite comprising a corner shower cubicle with sliding doors and mains standard and waterfall shower heads over, hand wash basin with mixer tap and WC with dual flush button both built into vanity, extractor vent, tiling to the walls and a heated towel rail.

### **Driveway**

Providing off street parking.

### **Car port**

17'03" x 8'08"

uPVC car port with a polycarbonate roof.

### **Garage**

16'05" x 8'03"

Detached garage with an up and over door, side window and power and lighting.

## **Garden**

The property is fronted by an easy to maintain garden, which is laid with shingle and further features raised beds presenting an array of plants and shrubs. To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries that is mostly laid to lawn. The rear garden also features a paved patio area housing a greenhouse and large useful timber shed. There is additionally an array of raised beds and ample space for a selection of potted plants.

## **Tenure**

Freehold

## **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.

## **Viewing arrangements**

Viewing by appointment through Choice Properties on 01507 472016.

## **Opening hours**

Monday - Friday: 9.00am - 5.00pm  
Saturday: 9.00am - 3.00pm

## **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 regulations 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.

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.



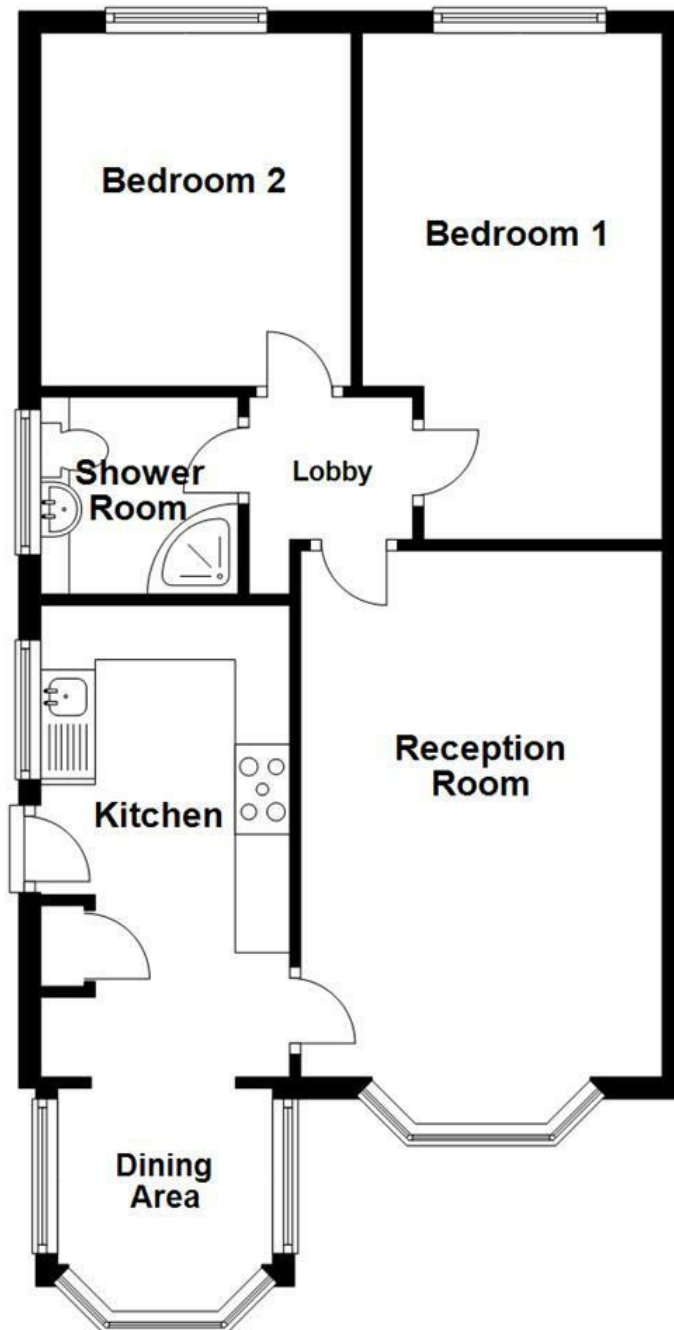






## Ground Floor

Approx. 58.4 sq. metres (629.0 sq. feet)



Total area: approx. 58.4 sq. metres (629.0 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. Number 29 can be found a short way down on your left-hand side.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E		50	(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

