



# CHOICE PROPERTIES

## *Estate Agents*

11 Byron Close,  
Mablethorpe, LN12 1LF

Reduced To £179,950



Choice Properties are excited to introduce to the market this two bedroom semi detached dormer style bungalow, situated in a quiet cul-de-sac location, yet only a short distance from both the beaches and local amenities of Mablethorpe. Boasting a generously proportioned layout, ample off road parking and expansive rear gardens, this charming bungalow is not to be missed, so early viewing is most certainly advised.

The light and bright accommodation benefits from a gas central heating system and comprises:

### **Reception Room**

11'07" x 14'01"

uPVC front door leading into the light and airy reception room fitted with an electric feature fireplace, laminate flooring, a TV aerial, under stair storage cupboard, wall mounted 'Boss' thermostat, stairs to the first floor and doors leading to:

### **Kitchen**

10'01" x 8'04"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring gas 'Lamona' hob with extractor hood over, integrated electric oven, space for a freestanding fridge/freezer, plumbing for a washing machine, part tiling to the walls, laminate flooring and a door to the sun room. The kitchen also houses the wall mounted 'Baxi' combination boiler; approximately one year old and supplying both the central heating and hot water systems.

### **Sun Room**

9'00" x 8'03"

Featuring triple aspect windows, a uPVC door to the rear garden, tiled flooring, a polycarbonate roof, radiator and lighting.

### **Bedroom 2**

10'00" x 8'05"

Double bedroom with laminate flooring and loft access.

### **Landing**

2'07" x 3'03"

Providing access to the storage recess further accessed from bedroom 1 and with doors leading to:

### **Bedroom 1**

15'06" x 10'06"

Spacious double bedroom with three 'Velux' windows, loft access and a built in storage recess.

### **Shower Room**

5'05" x 6'04"

Fitted with a three piece suite comprising a corner shower cubicle with electric 'Triton T80 Easi Fit +' shower over, pedestal hand wash basin with mixer tap and WC with dual flush button, tiled flooring, tiling to the walls, inset spot lighting and a heated towel rail.

### **Driveway**

To the front of the property is a shared gravelled driveway providing parking for two vehicles. To the side of the property double opening timber gates enclosed further parking if required.

## **Garden**

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 displays a wide variety of well established plants, shrubs and trees; including a blackberry bush, pear tree, various apple trees and raspberry canes, you will find trellising with roses, clematis and honeysuckle. The rear garden additionally benefits from a large useful shed, greenhouse, compost bins, water butts and a paved patio seating area providing ample space for garden furniture. To the rear of the garden, you will find a secure gated access leading out on to 'Sherwood Playing Fields' - an ideal dog walking spot, which provides easy access leading to the beach. This really is any gardening enthusiast's dream, where you are able to sit back; enjoy and watch the idyllic garden grow.

## **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](http://www.e-lindsey.gov.uk)

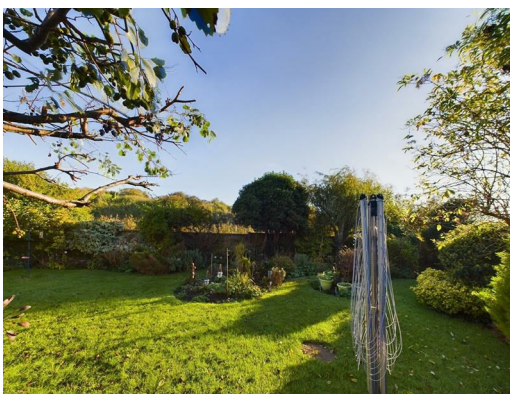
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

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.



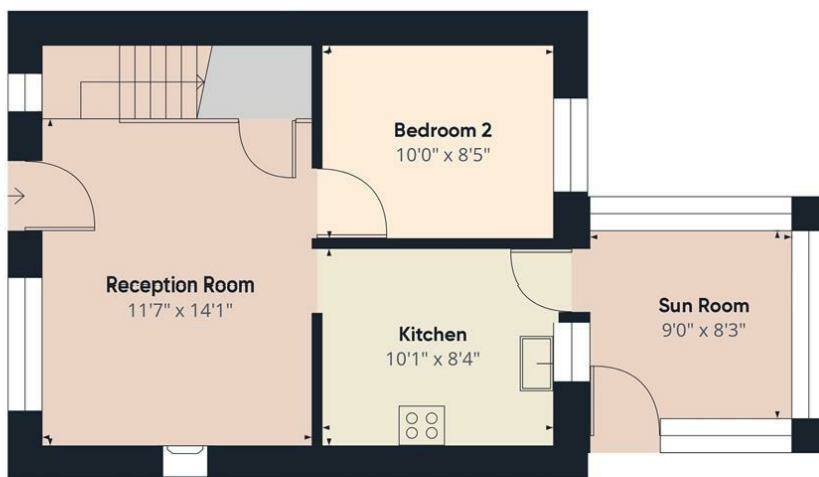




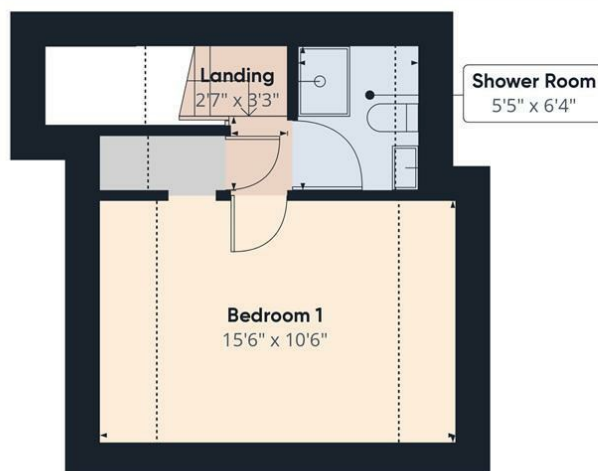








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
683.51 ft<sup>2</sup>

**Reduced headroom**  
604.61 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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 along Victoria Road, at the traffic lights turn left onto the High Street and take your first right onto Wellington Road, then follow along to the bottom of this road. At the junction turn right onto Byron Road which then leads onto Byron Close, number 11 can be found almost directly in front of you.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) 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	

