



CHOICE PROPERTIES

Estate Agents

25 The Fairway,
Mablethorpe, LN12 1LL

Reduced To £174,950



Choice properties are delighted to bring to the market this three bedroom semi-detached bungalow, situated just a short distance from Mablethorpe's award winning beaches. The property further benefits from spacious driveway and a generous and privately enclosed garden and is being sold with no onward chain. Viewing is highly advised!

The well laid out and abundantly light accommodation comprises:-

Kitchen/Utility room

19'3" x 6'1"

Fitted with a range of wall and base units with worksurfaces over, one bowl stainless steel sink unit with drainer and mixer taps, integral cooker, for ring gas hob with extractor over, built in storage cupboard, space for fridge/freezer, plumbing for a washing machine, partly tiled walls, tiled flooring.

Reception room

15'10" x 12'3"

Abundantly light reception room, gas fire set into featured surround with tiled hearth, TV Aerial point, telephone point.

Sun room

5'10" x 8'3"

With triple aspect windows, pedestrian door to the rear aspect, tiled flooring.

Hallway

Loft access - With retractable ladder, lighting, partly boarded, Newly fitted 'Baxi' combination boiler.

Bedroom 1

14'6" x 8'11"

Remarkably spacious double bedroom, built in storage.

Bedroom 2

10'6" x 9'4"

Double bedroom.

Bedroom 3

10'1" x 5'11"

Single bedroom.

Bathroom

5'10" x 6'1"

Fitted with a three piece suite comprising panelled bath with mains shower over, pedestal wash hand basin with single taps, dual flush w.c., tiled flooring, tiled flooring, tiled splash backs.

Driveway

Paved driveway providing off road parking for several vehicles including a caravan/motorhome with double opening gates to the frontage.

Garden

To the rear of the property you will find a generously sized and privately enclosed garden with timber fencing to the boundaries. The garden is predominately laid to lawn but also features a paved patio seating area and two timber sheds. A gate to the side of the bungalow provides access to the front.

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

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

Viewing arrangements

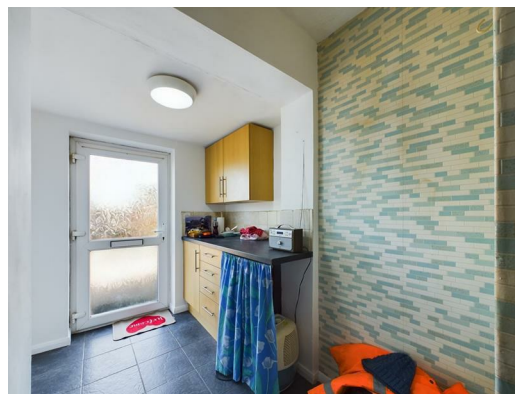
By appointment through Choice Properties on 01507 472016.

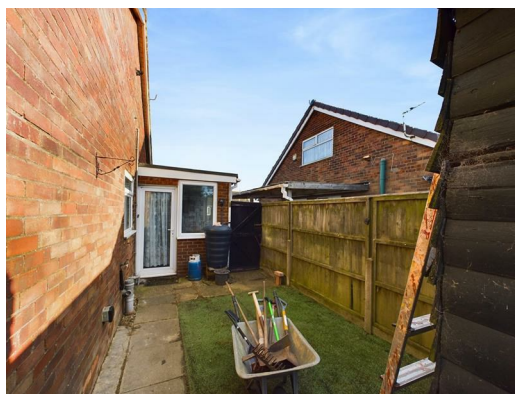
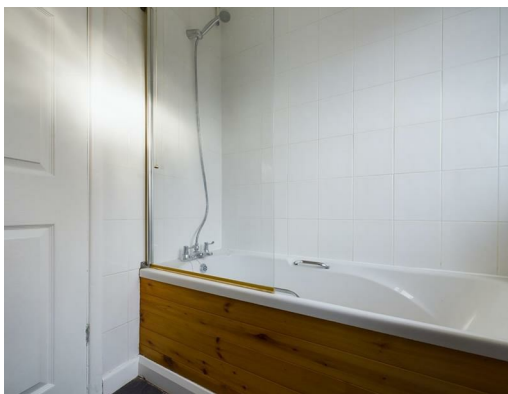
Opening hours

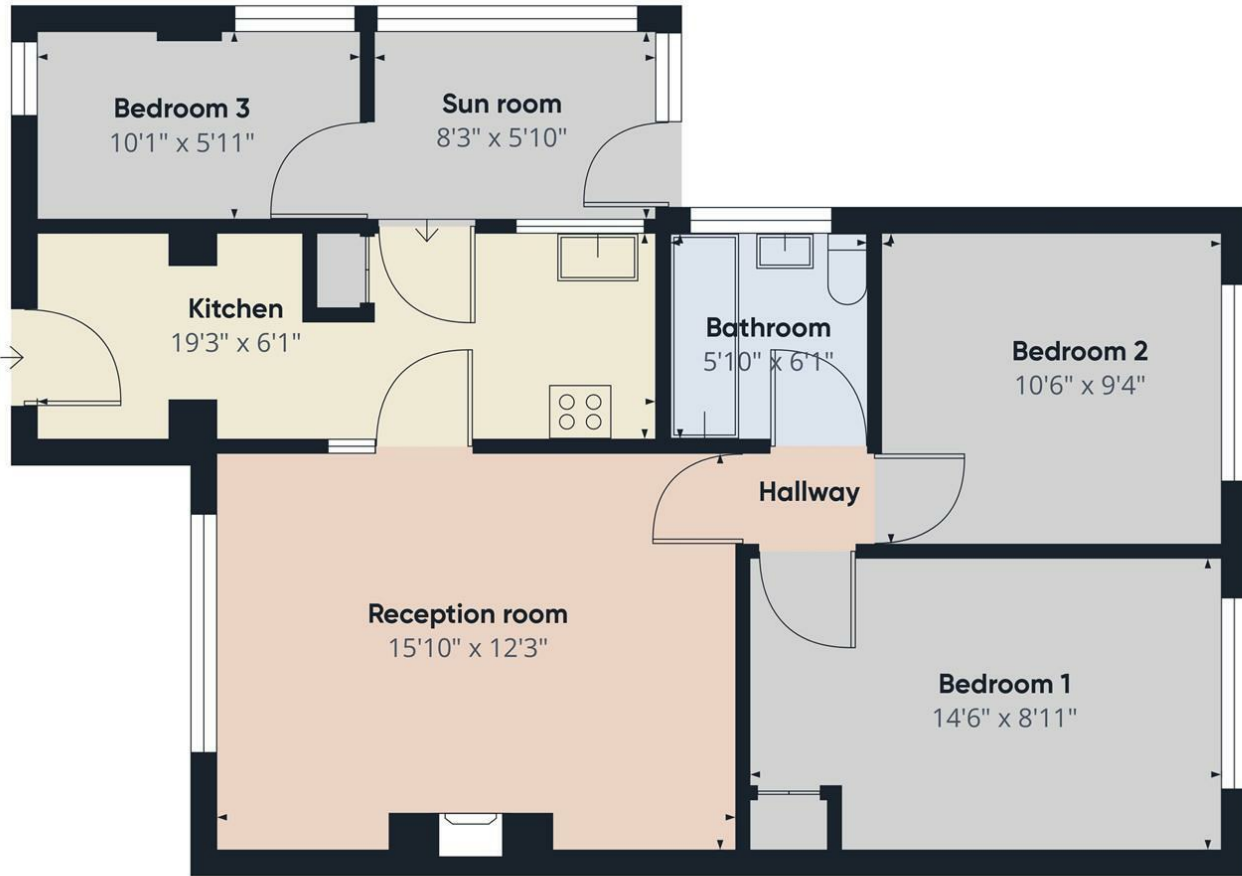
Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

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⁾
697.94 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.

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Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn right onto the High Street, at the junction take a left turn onto Quebec Road. Carry on along this road and then take your 1st left after the cinema onto Golf Road. The Fairway is the third road along on your right hand side and number 25 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			87
(69-80) C		70	
(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	

