



CHOICE PROPERTIES

Estate Agents

37 The Fairway,
Mablethorpe, LN12 1LL

Reduced To £215,000



Choice Properties are delighted to bring to the market this superb and stylish two bedroom detached bungalow, situated in the most sought after location, just a short distance from Mablethorpe's award winning beaches. The property further benefits from driveway with garage and attractive gardens to the front and rear. Viewing is highly advised!

Offering an abundantly light and bright atmosphere throughout and presented to a beautiful standard, the well laid out accommodation comprises:-

Reception room

12'5" x 15'9"

Abundantly light reception room, Log burner set into featured surround with wooden mantle, TV Aerial point telephone point.

Kitchen

10'8" x 13'7"

Fitted with a range of stylish wall and base units with complimentary worksurfaces over, one and a half bowl stainless steel sink unit with drainer and mixer taps, integrated cooker, four ring gas hob with featured stainless steel extractor hood over, space for fridge/freezer, plumbing for a washing machine, featured breakfast bar, tiled splash backs.

Sun room

11'1" x 8'10"

With dual aspect windows and solid roof, patio door to the rear aspect leading out into the garden.

Bedroom 1

9'2" x 14'11"

Spacious double bedroom, built in wardrobes with featured sliding glass doors to the frontage.

Bedroom 2

9'4" x 10'7"

Spacious double bedroom, built in bedframe surround with cupboards and wardrobe.

Shower room

5'6" x 5'3"

Fitted with a modern three piece suite comprising corner shower cubicle with mains shower over, wash hand basin with mixer tap set into featured vanity unit, dual flush w.c., mermaid board and tiled splash backs.

Shower room 2

6'0" x 5'1"

Fitted with a three piece suite comprising large shower cubicle with mains shower over, wash hand basin with mixer tap set into vanity unit, dual flush w.c., tiled walls.

Driveway

Paved driving providing off street parking.

Garage

With up and over door, power and lighting, security light to the exterior.

Garden

To the rear of the property you will find an attractive and privately enclosed garden with timber fencing to the boundaries and plants, trees and shrubbery to the borders. The garden is neatly laid to lawn and also features a paved patio seating area located outside the timber Summerhouse, which is ideal for relaxing in the sunshine or outdoor entertainment. Large double opening timber gates provide access to the front garden which again is neatly laid to lawn and features a variety of well established plants and shrubbery to the centre and 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,

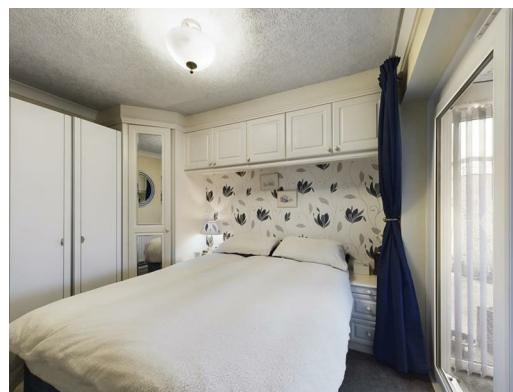
LN9 6PH

Tel. No. 01507 601 111

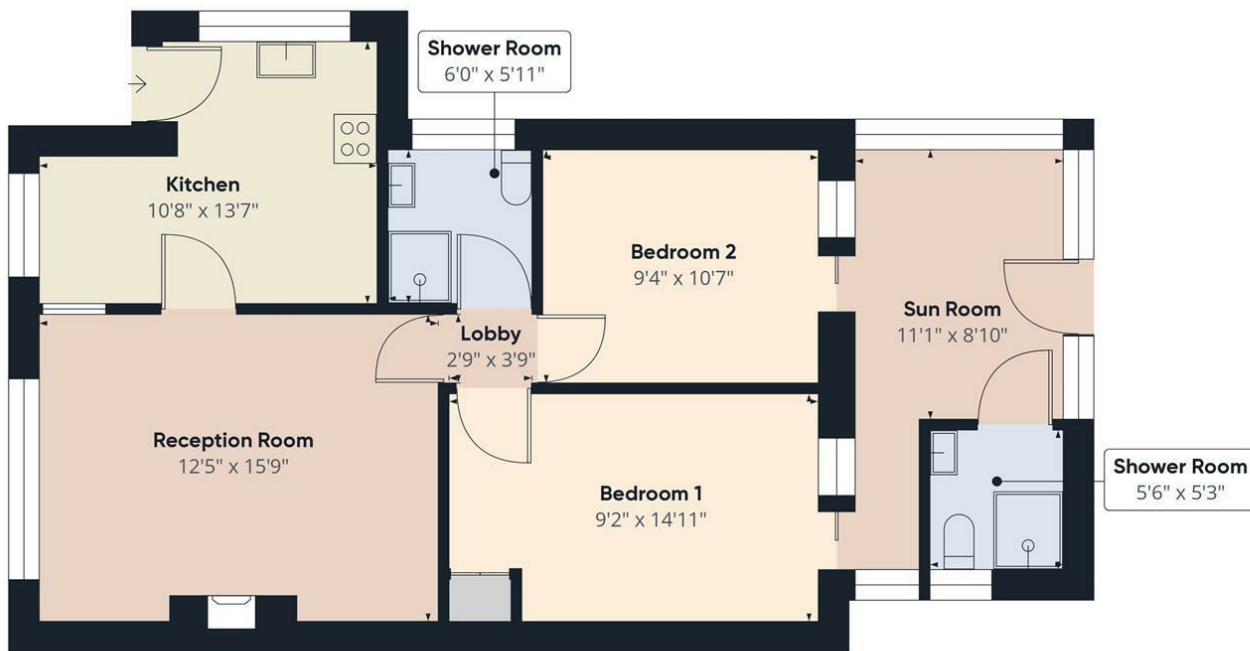
Website: www.e-lindsey.gov.uk

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

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⁾
748.94 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.

GIRAFFE360

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	63		(55-68) D		
(39-54) E			(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

