



CHOICE PROPERTIES

Estate Agents

Treetops Saltfleet Road,
Mablethorpe, LN12 1NS

Reduced To £325,000



Choice Properties are delighted to bring to the market this most spacious and expansive two bedroom detached bungalow offering generously proportioned rooms throughout. Standing proudly on a 0.35 acre plot (sts), this impressive property additionally benefits from a large block paved driveway providing ample off road parking. Early viewing is advised!

Benefitting from oil fired central heating and a new consumer unit, this spacious internal accommodation comprises:

Hallway

15'07" x 5'08"

Front door leading into the hallway, with laminate flooring, the wall mounted 'Honeywell' thermostat, a telephone point and doors to:

Reception Room

16'11" x 14'11"

Light and airy reception room benefiting from double aspect windows and fitted with a TV aerial and wall lighting.

Kitchen/Diner

15'07" x 12'11"

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, four ring 'Hygena' induction hob with extractor hood over, space and plumbing for a washing machine, space for a tumble dryer, space for a freestanding fridge/freezer, TV aerial, double aspect windows, uPVC door to the outside and ample space for a dining table.

Bedroom 1

12'01" x 9'03"

Spacious double bedroom benefiting from a picture window to rear aspect and a door to:

Dressing Room

5'07" x 7'06"

With laminate flooring and a uPVC door to the garden.

Bedroom 2

11'05" x 12'02"

Spacious double bedroom with a picture window to front aspect and a TV aerial.

Shower Room

7'10" x 10'06"

Fitted with a three piece suite comprising a large shower encloser with mains fed shower over, pedestal hand wash basin with mixer tap and WC with cistern lever, built in airing cupboard housing the hot water cylinder and partly mermaid boarded walls.

Driveway

Providing ample off road parking.

Garage

18'00" x 10'02"

With an electric roller door, power and lighting, new side window and new pedestrian composite door.

Garden

To the rear of the property you will find a privately enclosed expansive garden which is laid to lawn with timber fencing to the boundaries. The sizeable rear garden also features a greenhouse, useful timber shed, a newly planted orchard to the rear, consisting of up to 21 trees, the oil tank for the property and the external wall mounted 'Camray' oil fired boiler; which supplies the central heating and hot water for the property.

Outdoor WC

5'07" x 2'11"

Fitted with a WC with cistern lever.

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

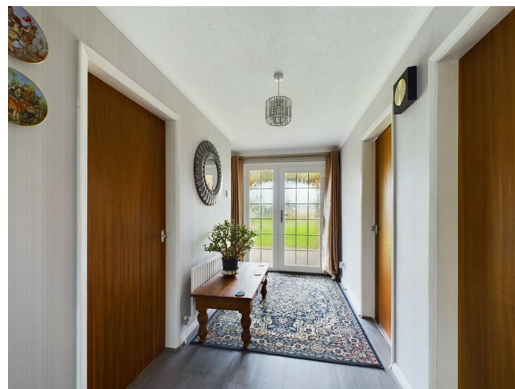
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH

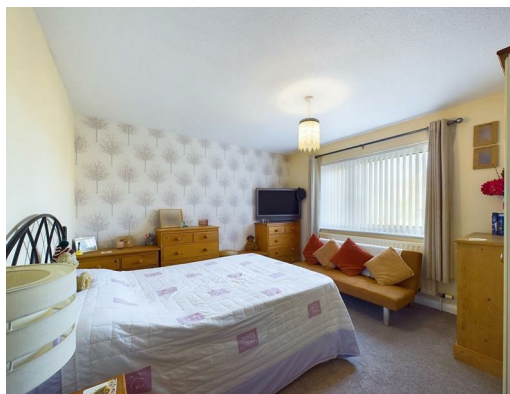
Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

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^m
1164.12 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

Upon leaving the Mablethorpe office head North towards the traffic lights and turn right onto the High Street, at the pullover turn left onto Quebec road. Travel along Quebec road and follow the road onto Kent Avenue, at the cross roads turn right onto Mablethorpe Road (A1031) and when you enter Theddlethorpe follow the road around and Treetops can be found on your left 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		80	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	47		(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		

