



CHOICE PROPERTIES

Estate Agents

4 Orchard Way,
Mablethorpe, LN12 1JL

Price £249,950



It is a pleasure for Choice Properties to bring to the market this most spacious three bedroom detached bungalow with an impressively large double garage. Located conveniently close to both the local amenities and the popular golden sandy beaches of Mablethorpe, this well presented bungalow boasts low maintenance gardens and ample driveway space. Early viewing is advised to avoid missing what is on offer.

The spacious and well maintained accommodation comprises:

Side Hallway

8'4" x 2'11"

With a door to the front and rear aspect and a door leading to:

Entrance Porch

4'0" x 3'8"

Front uPVC door leading into the entrance porch; fitted with a double storage cupboard with shelving (measuring 1'06" x 3'00) and a uPVC door leading into the hallway.

Reception Room

11'00" x 15'1"

Featuring a multi fuel stove set on a tiled hearth with a marble mantle, laminate flooring, TV aerial, four wall lights and an opening to the dining room.

Bedroom 1

9'10" x 9'11"

Spacious double bedroom with a TV aerial.

Bedroom 2

11'11" x 9'11"

Spacious double bedroom with laminate flooring and a TV aerial.

Bedroom 3

9'10" x 7'7"

With a large built in double wardrobe (measuring 3'06" x 4'07").

Dining Room

8'6" x 12'1"

With laminate flooring, ample space for a dining table, two wall lights and double opening 'French' doors to the garden.

Kitchen

9'10" x 9'09"

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, space for a freestanding cooker with extractor hood over, space for a freestanding fridge/freezer, plumbing for a washing machine, tiled flooring, part tiling to the walls and inset spot lighting. Door to:

Bathroom

5'8" x 6'7"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap and shower attachment, hand wash basin with single hot and cold taps and WC with dual flush button, tiling to the walls and a 'Manrose' extractor fan.

Double garage

18'08" x 19'00"

Spacious double garage with two electric doors and power and lighting.

Driveway

Spacious paved driveway; providing off road parking for multiple vehicles.

Garden

The front garden is laid with gravel with a paved footpath providing access to the front entrance door. To the rear of the property you will find an enclosed garden which is predominately paved with raised gravel sections. There is a sheltered timber seating area on top of the raised decking with cover over, located next to the shed.

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 C.

Viewing arrangements

By appointment through Choice Properties on 01507 472016.

Opening hours

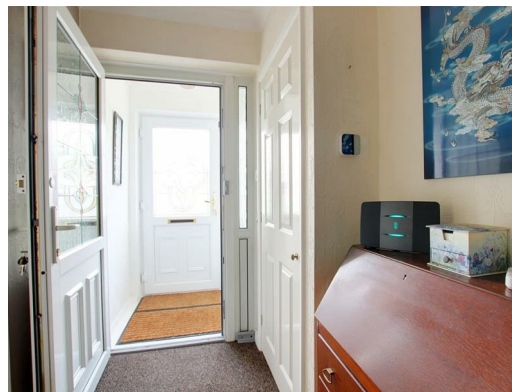
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.

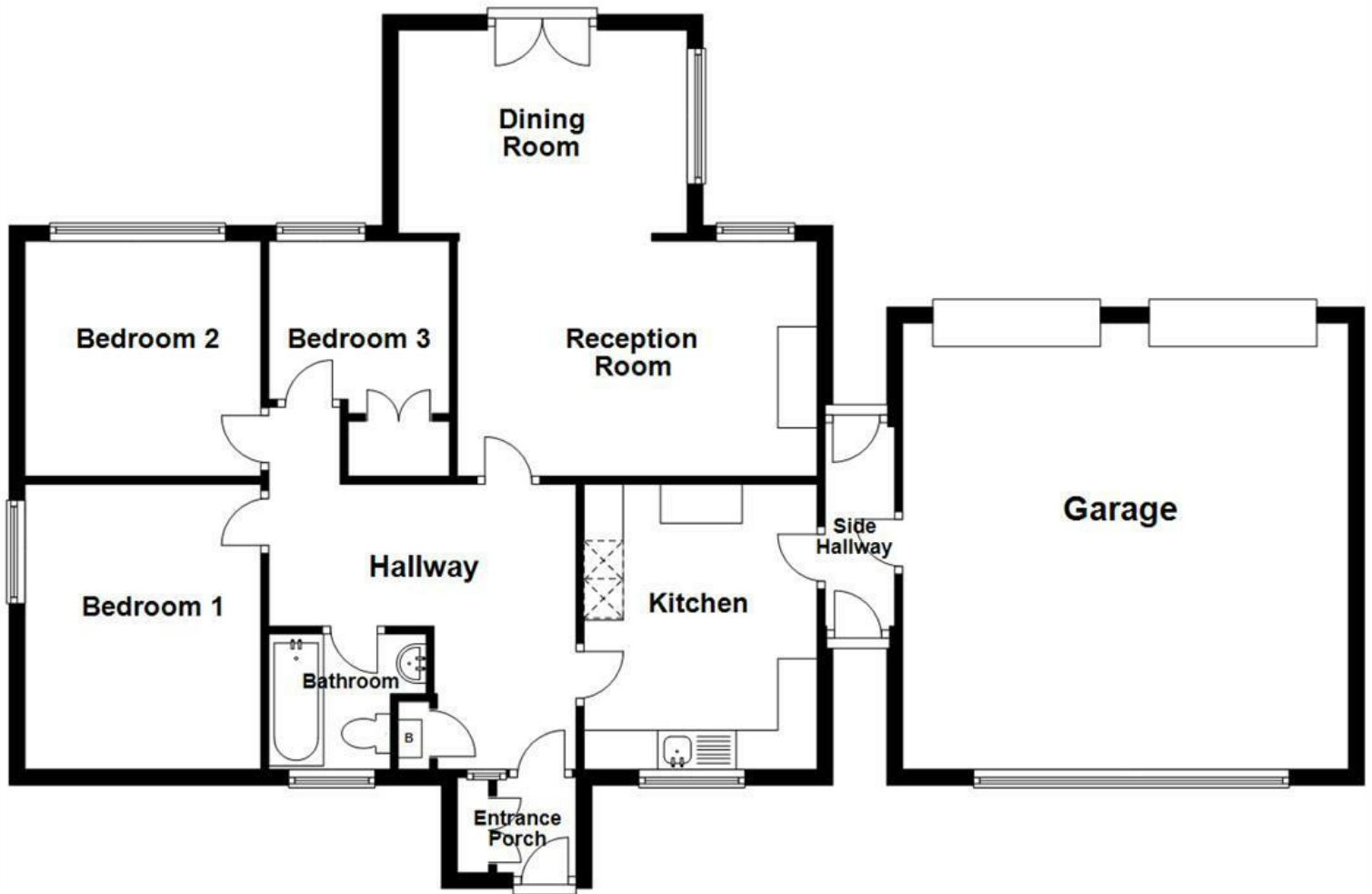
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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. 114.4 sq. metres (1231.8 sq. feet)



Total area: approx. 114.4 sq. metres (1231.8 sq. feet)

Directions

From our Mablethorpe office head north along Victoria Road to the traffic lights. At the traffic lights turn left onto the High Street. Follow along onto Alford Road and turn right onto Golf Road. Orchard Way is the next turning on the right.

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		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	69		(69-80) C		
(55-68) D			(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		

