



CHOICE PROPERTIES

Estate Agents

24 Windsor Road,
Mablethorpe, LN12 1JT

Reduced To £220,000



Choice Properties are delighted to offer for sale this spacious three bedroom semi-detached bungalow, with the opportunity to easily convert back into a four bedroom property. The bungalow has undergone extensive renovation since the current owners purchased the property in 2019. The bungalow further benefits from two kitchens, a sun room and reception room and has an attractive, privately enclosed garden to the rear. Early viewing is most highly advised!

The well laid out and beautifully maintained accommodation comprises:-

Entrance porch

1'10" x 3'0"

Enter via uPVC double glazed door to:-

Hallway

10'10"x 3'0"

Doors to reception room, bedroom one and shower room.

Reception room

14'5" x 11'11"

Large bay window to the front aspect, Esse multi fuel burner set into featured surround, TV Aerial point.

Kitchen

7'8" x 9'3"

Fitted with a range of wall and base units with complimentary worksurfaces over, one and a half bowl resin sink unit with drainer and mixer taps, four ring gas hob with extractor over.

Kitchen 2

10'7" x 11'9"

Fitted with base units with work surfaces over, space for freestanding fridge/freezer, cooker point.

Sun room

9'8" x 9'8"

Solid insulated roof, dual aspect windows, patio door to the rear aspect leading out into the garden.

Bedroom 1

9'9" x 8'6"

Spacious double bedroom.

Dressing area

9'5" x 8'6"

Landing

4'8" x 13'2"

With Velux window, doors to bedrooms 2 & 3.

Bedroom 2

11'0" x 10'10"

Spacious double bedroom.

Bedroom 3

7'9" x 11'2"

Spacious double bedroom.

Shower room

6'6" x 5'2"

'Wet room' design fitted with wall mounted electric shower, dual flush wc and hand wash basin. Part tiled walls.

Driveway

Paved driveway providing off road parking.

Garden

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is paved for ease of maintenance and features a number of raised beds.

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.

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.

Opening hours

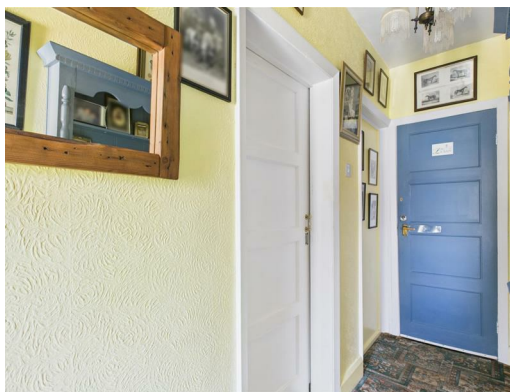
Monday to Friday 9.00 a.m to 5.00 p.m.

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

Viewing arrangements

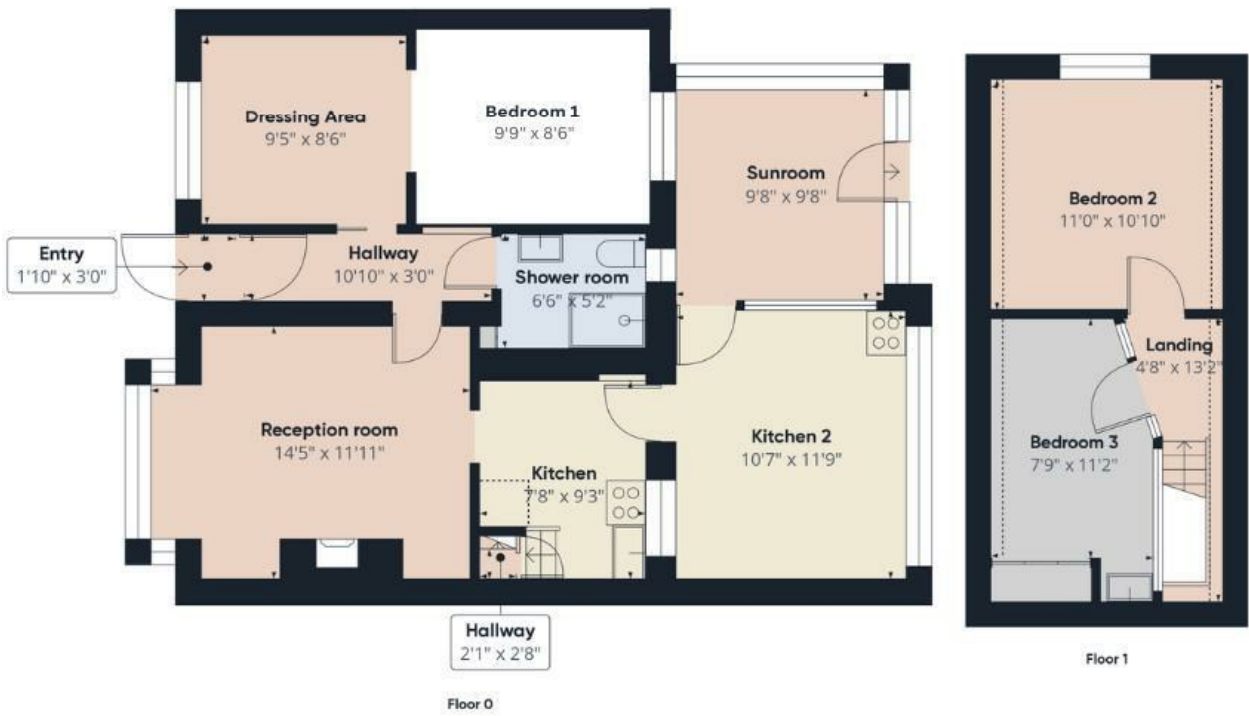
Viewing by appointment through Choice Properties on 01507 472016.

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⁾
861.76 ft²
Reduced headroom
30.16 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

Directions

From our Mablethorpe office head North to the junction then turn left onto the High Street then take your second right into Waterloo Road. Then turn left on your Windsor road and number 24 can be found 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		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(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		

