



# CHOICE PROPERTIES

## *Estate Agents*

5 Winchester Drive,  
Mablethorpe, LN12 2AY

Price £189,950



Choice Properties are delighted to bring to the market this spacious two bedroom semi detached bungalow with a extra wide driveway ideal for parking several vehicles or a motorhome. This well maintained property is offered with no upper chain and early viewing is recommended.

Benefiting from a mains gas central heating system and uPVC double glazing throughout, the abundantly light and bright accommodation comprises:-

### **Kitchen**

8'04" x 9'09"

uPVC entrance door leading into the kitchen; fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and single hot and cold taps, space for a freestanding cooker with extractor hood over, space for a freestanding fridge/freezer, space and plumbing for a washing machine, tiled flooring and partly tiled walls and the kitchen also houses the wall mounted consumer unit as well as the wall mounted 'Sabre' combination boiler; supplying both the central heating and hot water systems.

### **Reception Room**

9'09" x 16'10"

Light and airy reception room benefiting from a picture window to front aspect and fitted with a TV aerial, telephone point and wall mounted electric feature fireplace.

### **Hallway**

9'07" x 3'05"

'L' shaped hallway with a uPVC door to the garden, loft access, a built in double storage cupboard and doors to:

### **Bedroom 1**

9'09" x 11'11"

Double bedroom with a picture window to rear aspect.

### **Bedroom 2**

9'08" x 8'04"

With a picture window to rear aspect.

### **Bathroom**

5'10" x 6'05"

Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps and electric 'Triton T80 Easi Fit+' shower over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, tiled walls.

### **Driveway**

Expansive driveway providing ample off road parking for multiple vehicles.

### **Garage**

8'02" x 17'11"

Detached garage with an up and over door and a side pedestrian door way.

### **Garden**

The property is fronted by an easy to maintain garden; laid with shingle.

To the rear of the property you will find a privately enclosed garden mostly laid to lawn with timber fencing to the boundaries. The rear garden additionally benefits from a paved patio seating area.

### **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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

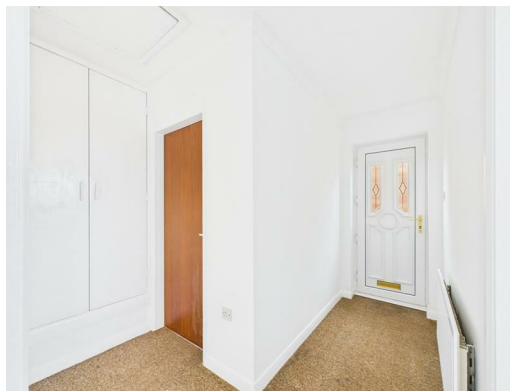
### **Council tax band**

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](http://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. 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.

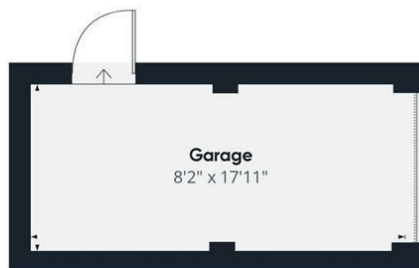








Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
700.2 ft<sup>2</sup>

(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 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.

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# Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street, carry on past the Co-op supermarket, past the Police Station and turn left opposite the Primary School onto Church Road. Take your first left onto Cheltenham Way and follow along until the junction with Winchester Drive. Turn left and number 5 can be found on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

