



CHOICE PROPERTIES

Estate Agents

5 Orchard Way,
Mablethorpe, LN12 1JL

Price £235,000



Choice Properties are delighted to bring to the market this most spacious detached bungalow boasting four bedrooms, one benefitting from an en-suite wc. Offering generously proportioned rooms throughout, this impressive bungalow provides low maintenance gardens as well as a sought after location close to the local amenities and golden sandy beaches. Early viewing is advised.

Benefitting from gas central heating and uPVC double glazing throughout, this spacious accommodation comprises:

Porch

2'8" x 4'0"

Front door leading into the entrance porch with tiled flooring and a door to:

Hallway

11'11" x 4'11"

'L' shaped hallway with a built in airing cupboard housing the hot water cylinder, loft access, the wall mounted 'Honeywell' thermostat and doors to:

Reception Room

10'7" x 14'3"

Light and airy reception room benefiting from double aspect windows and fitted with a feature fireplace, TV aerial and telephone point.

Kitchen

8'10" x 13'6"

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, space for a freestanding fridge/freezer, space and plumbing for a washing machine, space for a freestanding dishwasher, partly tiled walls, door to the conservatory and the kitchen/diner also houses the wall mounted 'Worcester' condensing boiler, as well as the wall mounted consumer unit.

Sunroom

8'7" x 10'10"

Featuring triple aspect windows, tiled flooring, a uPVC roof, wall lighting and a uPVC door to the garden.

Bedroom 1

9'11" x 10'4"

Double bedroom with two fitted double wardrobes with sliding doors.

Bedroom 2

6'9" x 10'9"

Double bedroom with a TV aerial and door to:

En-Suite WC

2'8" x 7'1"

Fitted with a WC with cistern lever and hand wash basin with single hot and cold taps; built into vanity.

Bedroom 3

9'5" x 10'9"

Double bedroom.

Bedroom 4

6'3" x 9'9"

Single bedroom or an ideal space to be utilised as a home study.

Bathroom

5'5" x 8'1"

Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps and mains fed shower head over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, partly tiled walls and an extractor vent.

Driveway

Providing ample off road parking.

Garage

8'3" x 16'7"

With an up and over door, side window and power and lighting.

Garden

To the rear and right hand side of the property is a privately enclosed garden with timber fencing to the rear. The garden is mainly laid to lawn and features a useful timber shed and greenhouse.

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 B.

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.

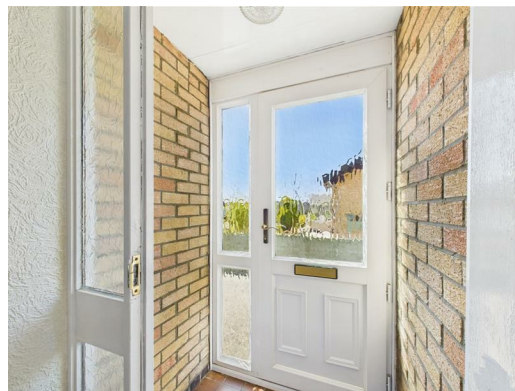
Saturday 9.00 a.m. to 3.00 p.m.

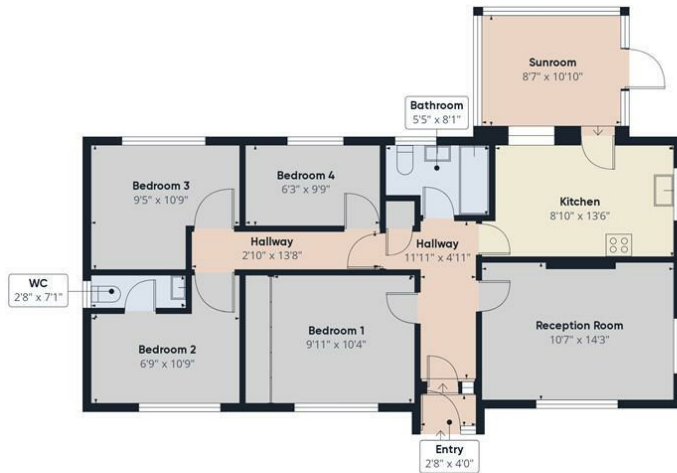
Making an offer

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.

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.





Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1971.27 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 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.

GIRAFFE360

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 | | 86 | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | 72 | | (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 | | |

