



CHOICE PROPERTIES

Estate Agents

5 Byron Close,
Mablethorpe, LN12 1LF

Price £190,000



Choice Properties are delighted to offer for sale this spacious two bedroom semi-detached dormer bungalow, with well established and maintained gardens. This fantastic property is located in a quiet residential position only a short walk from the beach and backing on to Sherwood playing fields, early viewing is highly recommended.

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

Entrance Porch

4'1" x 3'9"

Front uPVC door leading into the entrance porch with triple aspect windows, a polycarbonate roof and a uPVC door to:

Reception Room

13'5" x 11'8"

Featuring a space for a freestanding electric feature fireplace set in a feature surround with a wooden mantle, TV aerial, wall mounted thermostat, under stair storage cupboard and doors to:

Kitchen

8'4" x 10'3"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker; with extractor hood over, space for a freestanding fridge/freezer, space and plumbing for a washing machine, partly tiled walls and the kitchen also houses the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

Sunroom

14'0" x 6'2"

With double aspect windows, an apex polycarbonate roof, wall lighting and double opening 'French' doors to the garden.

Bedroom 2

8'5" x 10'2"

Double bedroom with a TV aerial and loft access.

Landing

With a built in storage cupboard and doors to:

Bedroom 1

10'6" x 15'5"

Spacious double bedroom with a TV aerial, loft access and two 'Velux' style skylight windows.

Shower Room

4'8" x 5'5"

Fitted with a three piece suite comprising a tiled shower enclosure with electric 'Triton Rapide' shower over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, partly tiled walls, extractor fan and a 'Velux' style skylight window.

Driveway

Providing off road parking.

Garage

9'3" x 15'8"

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

Garden

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden benefits from a useful timber shed housing the tumble dryer, greenhouse, pond and well established plants, shrubs and raised planter beds. There is also a timber gate which leads to the popular Sherwood playing fields.

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.

Viewing Arrangements

By appointment through Choice Properties on 01507 472016.

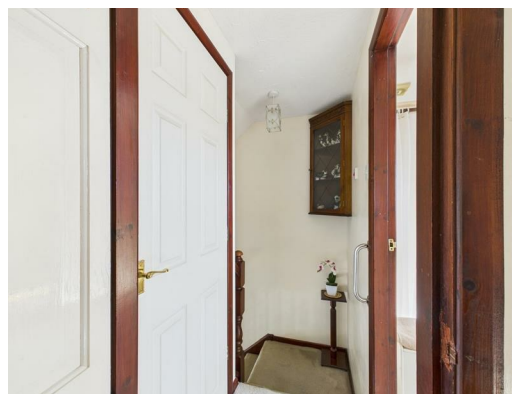
Opening Hours

Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

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.

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 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
851.43 ft²
Reduced headroom
52.73 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 are based on RICS IPMS 3C standard.

GIRAFFE360

Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street and take your first right onto Wellington Road, then follow along to the bottom of this road. At the junction turn right onto Byron Road which then leads onto Byron Close.

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

