



# CHOICE PROPERTIES

## *Estate Agents*

Four Winds, 18 Kent Avenue,  
Theddlethorpe, LN12 1QE

Price £300,000



It is a pleasure for Choice Properties to offer for sale this most spacious and impressive two bedroom bungalow, with potential to convert the snug into a good size third bedroom. Further benefitting from a large, modern kitchen/diner, light and airy reception room and well tended gardens to the front and rear, early viewing is certainly advised!

With the added benefit of oil fired central heating and uPVC double glazing throughout, this spacious accommodation comprises:

### **Entrance Hall**

uPVC entrance door. Tiled flooring. Radiator. Thermostat controls. Storage cupboard.

### **Reception Room**

Light and airy reception room with large picture window to the front aspect. Stove set in feature surround with tiled hearth and wooden mantle. TV aerial point. Two radiators.

### **Snug / Potential 3rd Bedroom**

Double opening uPVC patio doors leading to the garden. Tiled flooring. Radiator. Potential to be converted into a good size third bedroom.

### **Kitchen/Diner**

Spacious kitchen/diner fitted with a range of wall and base units with work surfaces over, integral 'Indesit' oven and grill, integral four ring hob with extractor over, integral 'Indesit' dishwasher, plumbing for a washing machine and integral fridge/freezer. Spot lighting. Island with storage cupboards. Part tiled walls. Loft access. Two radiators. uPVC door to garden.

### **Bedroom 1**

Spacious double bedroom. Radiator.

### **Bedroom 2**

Spacious double bedroom. Radiator. Loft access.

### **Shower Room**

Three piece suite comprising shower enclosure with electric 'Mira' shower, wc and hand wash basin set in vanity unit. Tiled flooring. Radiator.

### **Gardens**

The property is fronted by a low level brick wall and timber gates opening to the driveway as well as a well tended garden, mostly laid to lawn with an array of shrubs, plants and bushes to the borders. To the rear of the property is a privately enclosed garden, with open views to the rear, with timber fencing to the boundaries. The garden is again laid mostly to lawn but also features gravelled patio areas for ease of maintenance. The oil tank can also be found in the garden, behind the garage.

### **Driveway**

Providing ample off road parking for several vehicles.

### **Garage**

With up and over front door and side pedestrian access door.

### **Outdoor WC**

Fitted with wc.

### **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](http://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 - 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 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.

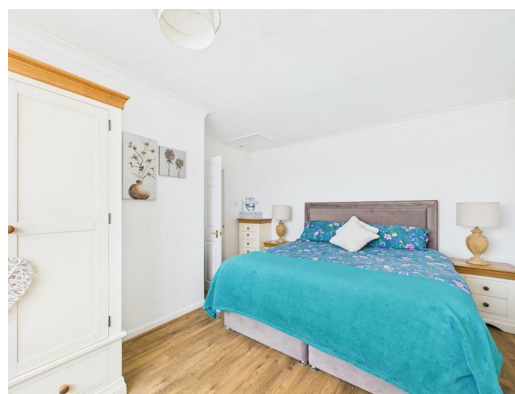
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.







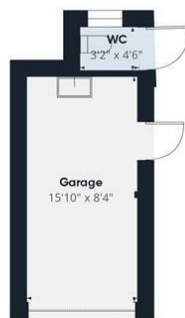








Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>  
1354 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



# Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn right onto the High Street, at the junction turn left onto Quebec Road and keep on this road, at the end near the Seal Sanctuary the road bends to the left, this is where Kent Avenue begins. 'Four Winds' can then be found on your right hand side a short way along.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			55
(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	

