



CHOICE PROPERTIES

Estate Agents

21 Mayflower Way,
Mablethorpe, LN12 1EY

Reduced To £165,000



It is a pleasure for Choice properties to bring to the market this two bedroom semi-detached bungalow, situated in the most sought after location, just short walk from the local amenities and Mablethorpe's award winning beaches. The bungalow further benefits from spacious driveway, beautifully maintained garden to the rear and is being offered with no onward chain. Early viewing is highly advised!

The well laid out accommodation comprises:-

Hallway

12'9" x 4'4"

L-shaped hallways, loft access, built in storage cupboard, partly tiled walls.

Kitchen

9'6" x 10'7"

Fitted with a range of wall and base with worksurfaces over, uPVC double glazed window to the front aspect, one and a half bowl stainless steel sink unit with drainer and stainless steel mixer tap, cooker point with extractor over, space for fridge/freezer, plumbing for a washing machine and dishwasher, partly tiled walls, wall mounted thermostat controls, wall mounted 'Worcester' combination boiler.

Reception Room

16'10" x 11'2"

Abundantly light reception room, large uPVC double glazed picture window to the front aspect, TV Aerial point, telephone point.

Bedroom 1

15'4" x 11'3"

Spacious double bedroom with uPVC double glazed window, sliding patio doors leading into:-

Conservatory

9'6" x 9'3"

With uPVC double glazed triple aspect windows, polycarbonate roof, patio door to the side aspect, radiator.

Bedroom 2

12'1" x 10'8"

Spacious double bedroom with uPVC double glazed window.

Shower room

6'5" x 5'10"

Fitted with a three piece suite comprising shower cubicle, wash hand basin set into vanity unit, dual flush w.c., tiled walls, uPVC double glazed window.

Driveway

Paved driveway providing off road parking for several vehicles including a caravan/motorhome.

Garden

To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries. The garden is mostly paved with artificial grass and features a wildlife pond. There is a paved patio seating area which is perfect for relaxing in the sunshine or outdoor dining. Gates to the side of the property provide access to the front.

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.

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.

Viewing arrangements

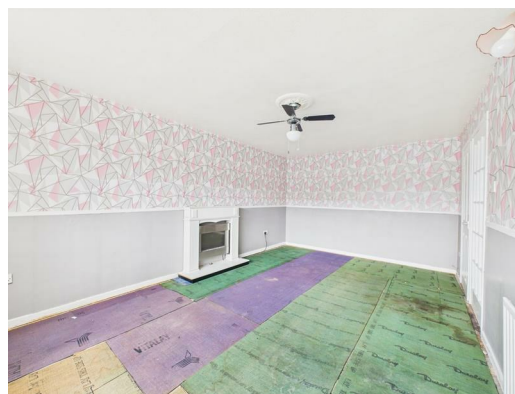
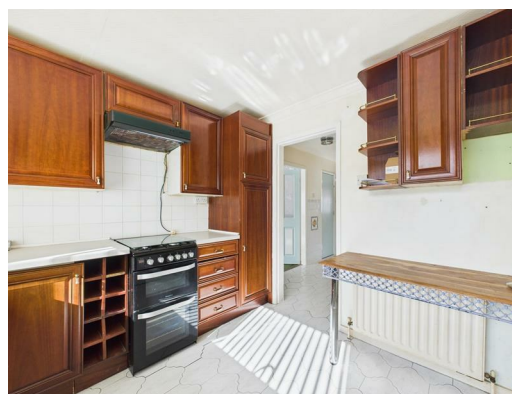
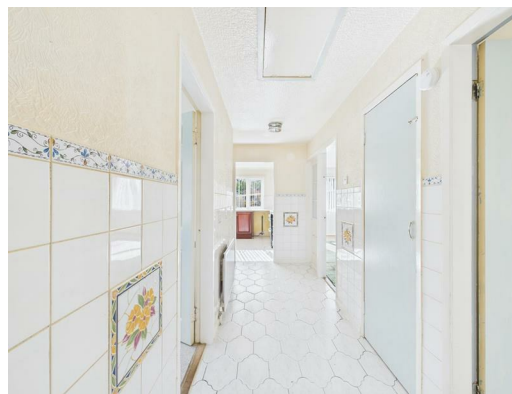
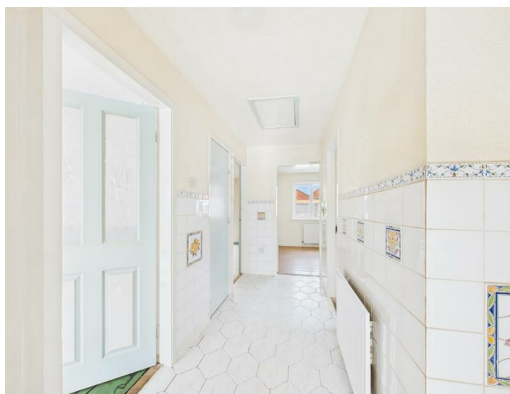
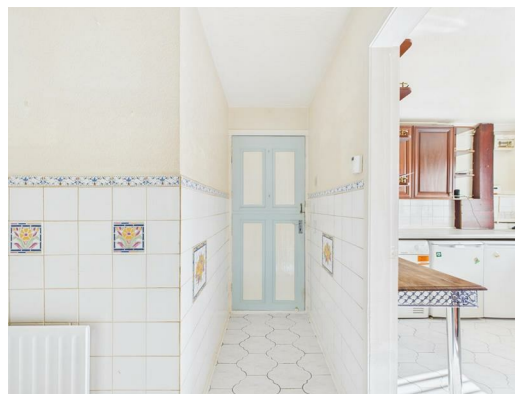
By appointment through Choice Properties Mablethorpe on 01507 472016.

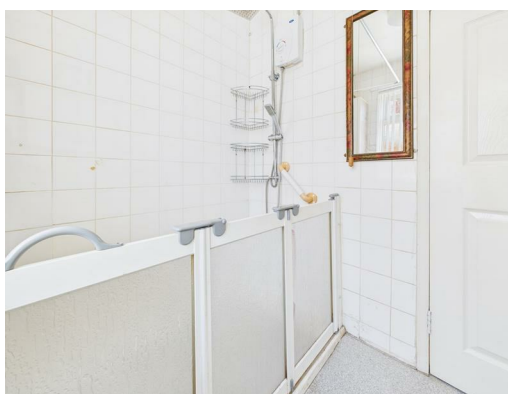
Opening Hours

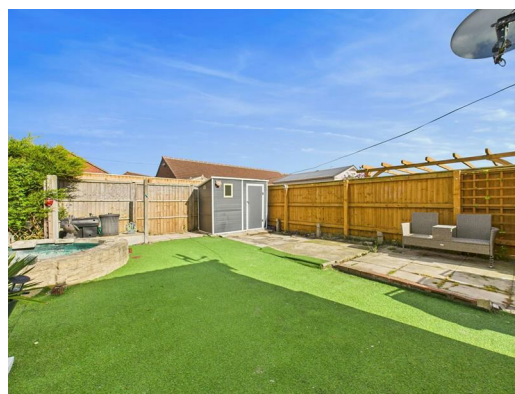
Monday to Friday 9.00 a.m. to 5.00 p.m.

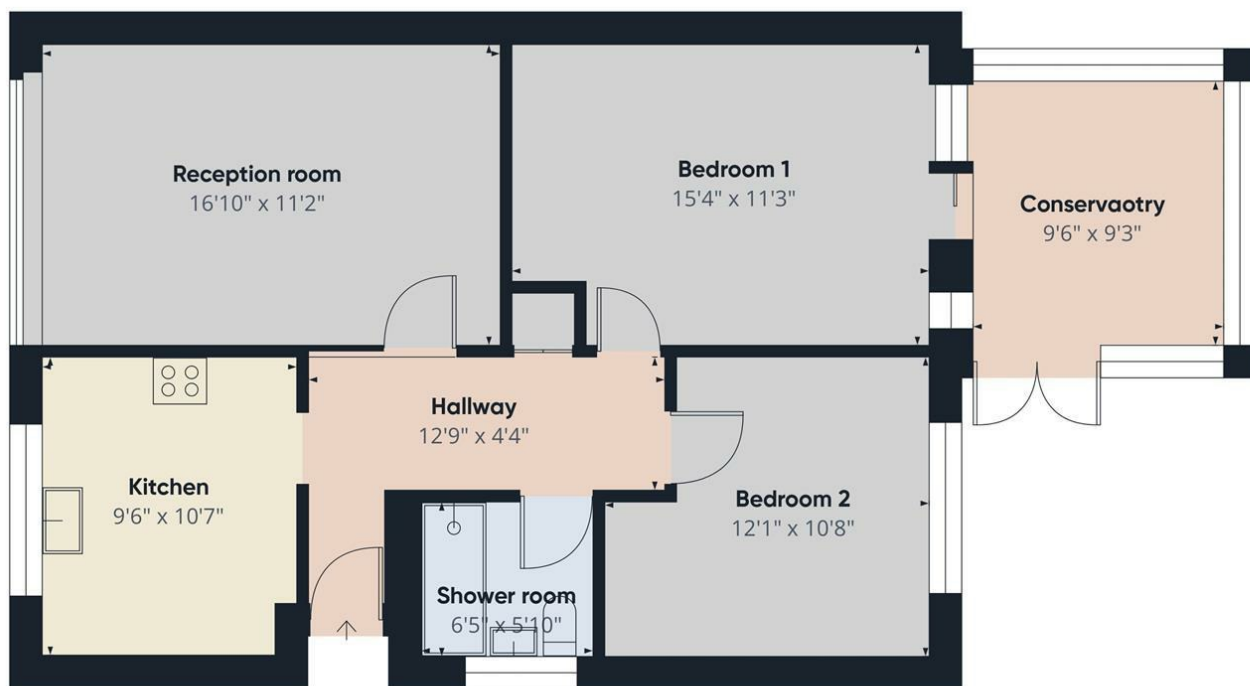
Saturday 9.00 a.m. to 3.00 p.m.

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^m
787 ft²

(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.

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Directions

Upon leaving the Mablethorpe office head North towards the traffic lights and turn left onto the High Street, take your fifth turning on the left onto Mayflower Way and Number 21 can be found on your left 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		85	(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

