



# CHOICE PROPERTIES

*Estate Agents*

15 Hawthorn Drive,  
Mablethorpe, LN12 1FR

Price £315,000



It is a pleasure for Choice Properties to bring to the market this most spacious and expansive three bedroom (one en-suite) detached bungalow. Occupying a pleasant position in a quiet, highly sought after residential location, this impressive property further benefits from ample off road parking and a double garage. Early viewing is certainly advised!

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

### **Entrance Hall**

Hard wood flooring, loft access - partly boarded with pull down ladder and lighting, built in airing cupboard housing the wall mounted combination boiler and programming controls.

### **Kitchen**

11'9" x 9'4"

Fitted with a range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, integral double electric cooker with four ring gas hob and featured extractor hood over, integrated fridge and dishwasher, space for a dining table, tiled flooring, partly tiled walls.

### **Utility**

6'0" x 6'1"

Built in larder unit, space for free standing fridge/freezer, plumbing for a washing machine, wall mounted consumer unit, tiled flooring, partly tiled walls, pedestrian door to rear garden, door to:-

### **WC**

6'0" x 2'9"

Fitted with a two piece suite comprising wash hand basin with single taps, wc, partly tiled walls, tiled flooring, extractor fan.

### **Reception Room**

12'0" x 14'10"

Bay window to front aspect, gas feature fireplace set into marble surround, TV Aerial point, hardwood flooring, telephone point, open plan leading through to:-

### **Dining Room**

8'0" x 9'4"

Hardwood flooring, space for a dining table, double opening French patio doors to rear aspect leading into the garden.

### **Bedroom 1**

12'2" x 9'6"

Double bedroom, telephone point, door to en-suite.

### **En-Suite**

6'0" x 5'0"

Fitted with a three piece suite comprising shower cubicle with mains shower over and tiled splash backs, pedestal wash hand basin with single taps, wc, partly tiled walls, tiled flooring, shaving point.

### **Bedroom 2**

11'0" x 9'3"

Double bedroom, TV Aerial point.

### **Bedroom 3**

7'8" x 9'8"

Oak flooring, telephone point.

## **Bathroom**

5'9" x 7'2"

Fitted with a three piece suite comprising panelled bath with single taps and mains shower over, pedestal wash hand basin with single taps, wc, tiled flooring, partly tiled walls, shaving point, extractor fan.

## **Driveway**

Spacious gravelled driveway providing ample off road parking.

## **Double Garage**

17'01" x 17'09"

Sizeable double garage with two up and over doors, power and lighting.

## **Garden**

The property is fronted a sizeable plot with hedging and a low level bricked wall to the front, enclosing an area laid to lawn and a area laid with shingle providing ample off street parking. To the rear of the property you will find a generously sized rear garden, mostly laid to lawn with fencing to the boundaries; but further benefiting from a paved patio area, greenhouse and timber summer house.

## **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.

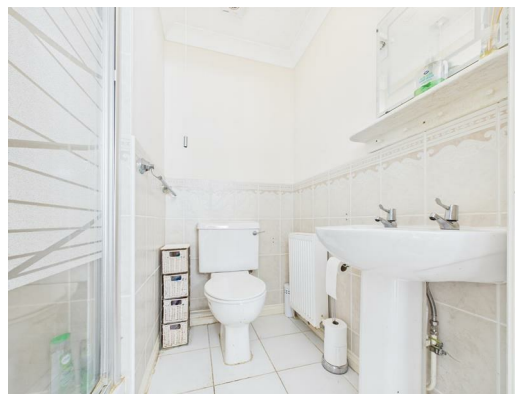
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.











Approximate total area<sup>(1)</sup>  
896 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.

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# Directions

From our Mablethorpe office head North to the traffic lights, turn left onto the High Street then fourth left into Mayflower Way. Hawthorn Drive can then be found on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	71		(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

