



# CHOICE PROPERTIES

*Estate Agents*

17 Hawthorn Drive,  
Mablethorpe, LN12 1FR

Reduced To £290,000



Choice Properties are delighted to offer for sale this beautifully presented and remarkably spacious two bedroom (one en suite) detached bungalow with generously sized living accommodation and easy to maintain gardens. This superb property was originally laid out as a three bedroom bungalow and this could easily be reinstated if a new owner required the extra bedroom. Early viewing is advised to avoid missing out.

The abundantly light, bright and well maintained accommodation comprises:

### **Hallway**

Front uPVC door leading into the 'L' shaped hallway; which features one storage cupboard with shelving, power and lighting (measuring 1'11" x 2'10"), a cupboard (measuring 1'09" x 2'05") housing the wall mounted 'Vokera' combination boiler; supplying both the central heating and hot water systems, wall mounted alarm controls, laminate flooring, a telephone point, loft access and doors leading to:

### **Kitchen**

18'10" x 9'1"

Modern and extended kitchen with a part pitched uPVC roof and fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, four ring induction hob with extractor hood over, double electric 'Creda' oven, space for a freestanding fridge/freezer, plumbing for a washing machine, breakfast bar area and part tiling to the walls.

### **Dining Room**

8'8" x 9'10"

With ample space for a dining table, laminate flooring, a telephone point and an opening to:

### **Reception Room**

14'3" x 9'10"

Fitted with an electric feature fireplace set in a marble effect surround, laminate flooring, TV aerial and a uPVC door to the Sun Room.

### **Sun Room**

15'5" x 9'10"

With triple aspect windows, a TV aerial, telephone point and a pitched uPVC roof.

### **Bedroom 1**

12'0" x 9'10"

Double bedroom with a TV aerial, laminate flooring, double fitted wardrobe, single fitted wardrobe and fitted storage up and around the bed.

### **Bedroom 2**

8'7" x 9'1"

Double bedroom with a TV aerial and laminate flooring. Door to:

### **En-suite WC**

2'6" x 5'5"

Fitted with a WC with dual flush button and a hand wash basin with mixer tap; built into vanity, laminate tiled flooring, tiled walls, heated towel rail and an extractor fan.

### **Shower Room**

7'6" x 5'5"

Fitted with a three piece suite comprising a large walk in shower cubicle with a double mains fed shower head over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, tiled wall, heated towel rail and an extractor fan.

### **Driveway**

Block paved driveway providing off road parking and space for a caravan.

### **Garage/Workshop**

12'04" x 8'08"

With power, lighting and an electric roller door; which is only approximately a year old.

## **Utility Area**

4'03" x 8'11"

With power, lighting and ample space for multiple appliances.

## **Garden**

The property is fronted by a low maintenance garden laid with shingle with timber fencing to the boundaries. The front garden additionally benefits from an array of trees and shrubs. To the rear of the property you will find an privately enclosed garden laid to paved for ease of maintenance with timber fencing to the boundaries. The rear garden further benefits from a decked seating area as well as a useful timber shed and timber barbeque area with power and lighting. Around the garden you will find a number of raised beds, displaying an array of beautifully presented plants and shrubs, a small pond and an outside tap.

## **Tenure**

Freehold.

## **Viewing Arrangements**

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.

## **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 B.

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.

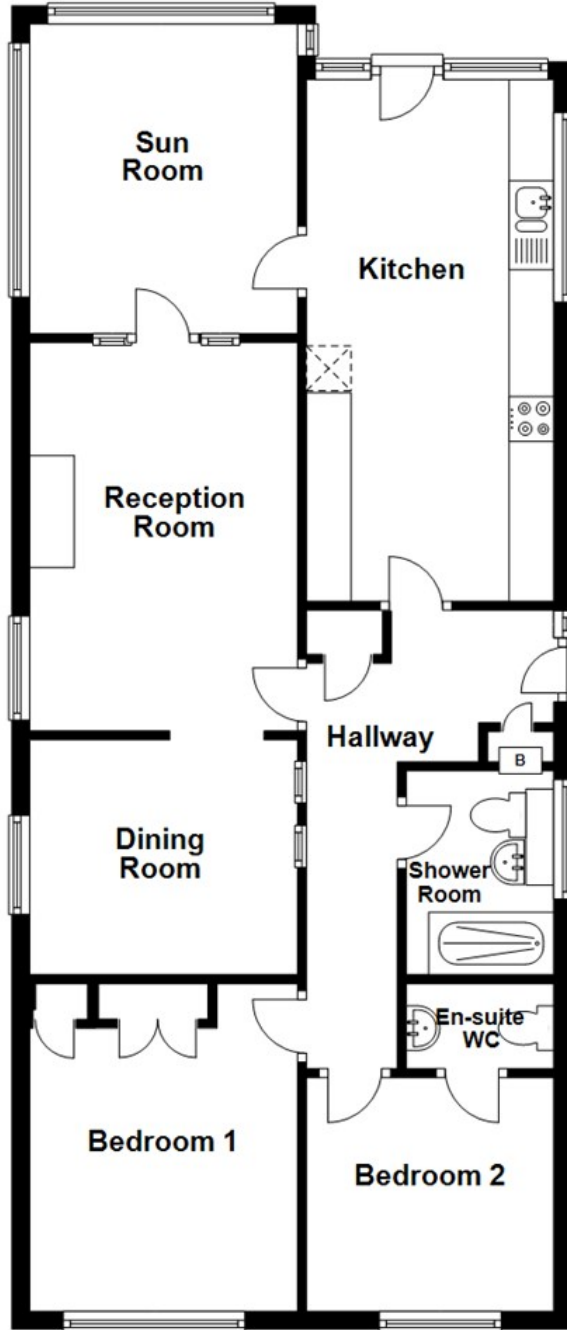






## Ground Floor

Approx. 82.1 sq. metres (884.1 sq. feet)



Total area: approx. 82.1 sq. metres (884.1 sq. feet)

# 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			69
(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 <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	

