



CHOICE PROPERTIES

Estate Agents

49 Chanctonbury Way,
Mablethorpe, LN12 2JR

Price £250,000



It is a pleasure for Choice Properties to bring to the market this superb and spacious two bedroom detached bungalow which sits on a sizeable plot and has been modernised to a high standard. Situated in a prime location a short walk from the beach and the main high street of Sutton On Sea viewing is certainly recommended.

This bungalow has the added advantage of Gas Fired Central Heating and UPVC Double Glazed Windows & Doors. Internally the well laid out accommodation consists of :-

Entrance Porch

UPVC Double glazed entrance porch. Power Points.

Inner Hallway/Lobby

Storage cupboard housing boiler. Radiator. Power Points.

Kitchen

9'4" x 8'1"

Fitted wall and base units with work surfaces over. Integrated cooker. Electric hob with extractor hood over. Stainless steel one and a half sink unit with drainer and mixer taps. Radiator. Power Points. Plumbing for washing machine. Tiled splashback. Power Points.

Conservatory

Benefitting from a new, insulated roof, door to the front and rear leading to rear courtyard garden. Power Points. Electric heater. Space for fridge freezer.

Reception Room

17'11" x 12'3"

Bow window to front. Two feature windows set either side of the fireplace. Feature electric fireplace set in a marble surround. Power Points. Radiator.

Bedroom 1

12'8" x 9'4"

Radiator. Power Points.

Bedroom 2

9'7" x 10'11"

Radiator. Power Points.

Shower Room

Storage cupboard. Part tiled. Walk-in shower cubicle. Pedestal wash hand basin with mixer tap and low flush WC. Radiator.

Garage and Driveway

Detached garage with up and over door. Power and electrics. Concrete driveway with space for three vehicles.

Gardens

The property is located on a beautiful corner plot, the front garden area is gravelled for ease of maintenance and features potted plants and shrubs. To the rear is a privately fenced paved courtyard garden which boasts a sunny spot providing an ideal space for potted plants and shrubs. Consisting of a large shed and side access to the garage.

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.

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 443777.

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.

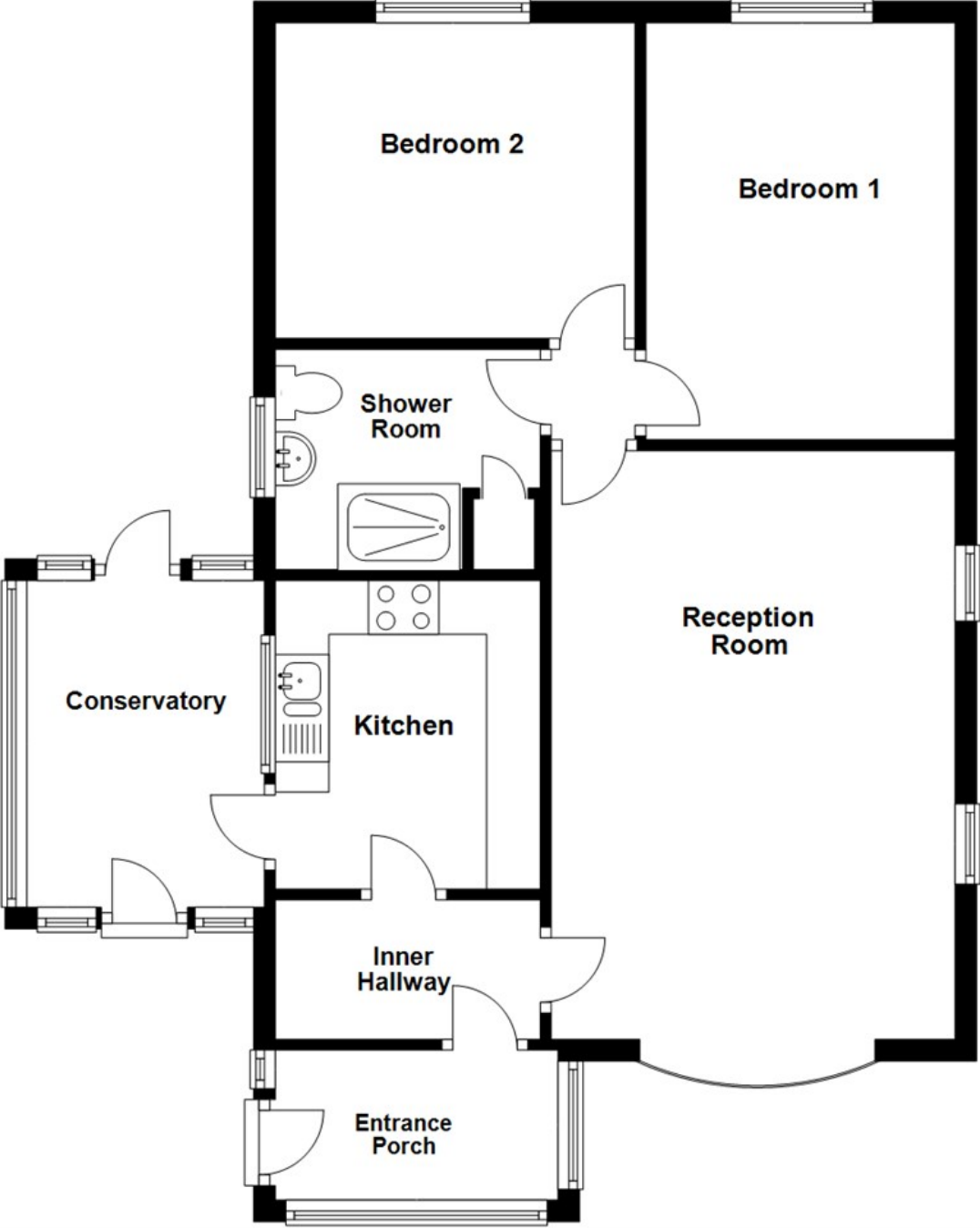
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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



Directions

From our Sutton on Sea office head left towards the Sea Front, take your 1st right onto York Road (just before the pullover onto the beach). Then take your 3rd right into Chanctonbury Way. From here number 49 can be found a short distance down on the left hand side on a corner plot.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			59
(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	

