



Champion Way, MABLETHORPE LN12 2EJ

welcome to

Champion Way, MABLETHORPE

Beautifully Presented Three-Bedroom Detached Bungalow on Champions Way, Mablethorpe.

Situated in the sought-after location of Champions Way,

Entrance Hall

A welcoming entrance leading on to all rooms, with a fitted pantry and radiator.

Lounge

11' 5" x 14' 7" (3.48m x 4.45m)

A generous living space featuring two windows overlooking the front aspect, dining space, two radiators and a feature fireplace, creating a comfortable focal point to the room.

Dining Area

12' 1" x 8' 1" (3.68m x 2.46m)

Versatile open-plan living space with a dining area to the lounge.

Kitchen

10' 2" x 9' 8" (3.10m x 2.95m)

Fitted with a range of white base and wall units complemented by worktops, with a sink positioned beneath the side aspect facing window. There is space for a washing machine and fridge/freezer, together with an integrated electric oven and hob. Finished with a radiator and a single door to the side aspect.

Conservatory

12' 9" x 8' 2" (3.89m x 2.49m)

A bright and versatile addition featuring windows to three aspects, french doors leading directly on to the rear garden. An ideal space for dining, relaxing or enjoying the garden throughout the year.

Bedroom One

9' 5" x 11' 3" (2.87m x 3.43m)

Double bedroom with a window to the side aspect, fitted wardrobes, radiator and power points.

Bedroom Two

10' 9" x 7' 6" (3.28m x 2.29m)

Double sized bedroom with window to the side aspect, radiator and power points.

Bedroom Three

7' 8" x 9' 7" (2.34m x 2.92m)

Single Bedroom with window to the side aspect, radiator and power points.

Shower Room

Fitted white base storage units with an integrated WC and hand basin. A convenient standing shower unit, towel radiator, window to the side aspect and tiled walls/flooring.

Garage

17' 7" x 8' 8" (5.36m x 2.64m)

Electric up and over door, power points and electric.

Rear Garden

Newly laid Gray slabs, patio area, partly laid to lawn with planters, pond, with open field views, and gated access to the dyke.

Front Garden

Beautifully presented with flowers and shrubs, off road parking both sides of the property.





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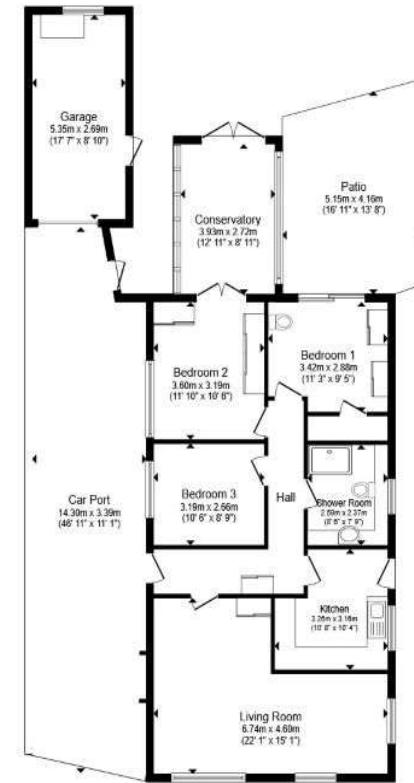
Champion Way, MABLETHORPE

- Three-bedroom detached bungalow
- Modern and well-presented throughout
- Garage and car port
- Ample off-road parking
- Access to the rear dyke with fishing opportunities

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£280,000



Total floor area 108.8 m² (1,171 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.


william h brown



01754 768311



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



williamhbrown.co.uk