



CHOICE PROPERTIES

Estate Agents

20 Byron Road,
Mablethorpe, LN12 1JE

Reduced To £184,995



Choice Properties are delighted to bring to market this generously proportioned three bedroom semi-detached dormer bungalow located on Byron Road situated in the sought after seaside town of Mablethorpe. The property features large windows and spacious room which create a light and airy living space which features a kitchen, living room, conservatory, family bathroom, downstairs wc, office, and three bedrooms. To the exterior, the property boasts an expansive driveway with space for numerous large vehicles and a caravan/motorhome, a laid to lawn garden, and a detached single garage. Early Viewing Is Highly Advised.

With the additional benefit of gas central heating and uPVC double glazing throughout, the well proportioned internal living accommodation comprises:-

Entrance Hall

3'9 x 6'4

With uPVC entrance door. Dual aspect uPVC windows. Power points. Internal door to kitchen.

Kitchen

19'7 x 12'1

Fitted with a range of wall, base, and drawer units with work surfaces over. Space for fridge freezer. uPVC entrance door. uPVC door to conservatory. Space for large range cooker with extractor hood over. One and a half bowl sink with mixer tap and drainer. 'Worcester' gas combination boiler. uPVC window to side aspect. Internal door to living room.

Living Room

13'1 x 14'5

Spacious living room with large walk-in uPVC bay window to front aspect. Staircase leading to first floor landing. Recess under stairs. uPVC door to front aspect. Built in storage cupboard. Power points. Consumer unit. Radiator. Tv aerial point. Telephone point. Internal doors to bedroom 1, bedroom 2, and bathroom.

Conservatory

6'10 x 17'7

With uPVC windows to all aspect. uPVC French doors leading to rear garden. Plumbing for washing machine. Plumbing for dishwasher. Space for dryer. Radiator. Power points.

WC

4'1 x 5'1

Fitted with a low level wc and a wall mounted wash hand basin with single taps. Fitted storage cabinet. uPVC window to rear aspect.

Bedroom 1

14'1 x 8'9

Large bay window to front aspect. Radiator. Power points. Tv aerial point.

Bedroom 2

9'11 x 8'11

With uPVC window to rear aspect. Radiator. Power points. Tv aerial point.

Bathroom

5'4 x 9'4

Fitted with a four piece suite comprising of a large double ended corner bath with chrome mixer tap and shower attachment, corner shower cubicle with a variety of different shower settings, pedestal wash hand basin with waterfall mixer tap, and a push flush wc. Fully tiled walls. Two uPVC windows to rear aspect. Wall mounted storage cabinet. Extractor. Spot lighting.

Landing

3'3 x 3'2

Internal doors to bedrooms 3 and 4.

Bedroom 3

10'5 x 9'2

Large uPVC window to front aspect. Radiator. Power points.

Office/Occasional Bedroom

10'6 x 7'3

Fitted with a velux window. Fitted under eaves storage space. Power points.

Garage

18'0 x 10'3

Detached single garage. Pedestrian access door to side.

Gardens

To the rear, the property benefits from a generously sized laid to lawn garden space. The garden space is guarded via fencing to the perimeter and is accessible via a footpath that leads from the driveway.

Driveway

Extensive part block paved, part gravelled driveway with space for numerous large vehicles and further space for a motorhome/caravan.

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 Mablethorpe on 01507 472016.

Opening Hours

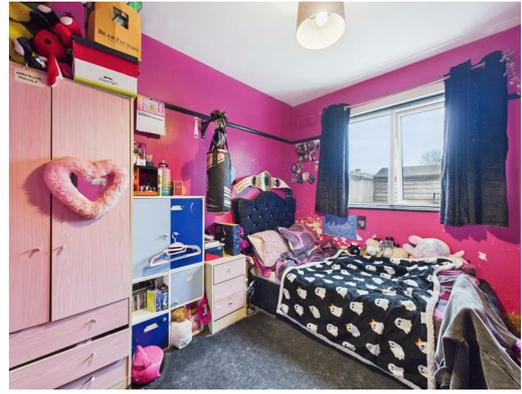
Monday to Friday 9.00am to 5.00pm
Saturday 9.00am to 3.00pm

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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1214 ft²

Reduced headroom

69 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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 along Victoria Road, at the traffic lights turn left onto the High Street and take your first right onto Wellington Road, then follow along to the bottom of this road. At the junction turn right onto Byron Road and this property is found a short way along on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		64	76
	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			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

