



# CHOICE PROPERTIES

## *Estate Agents*

16 Champion Way,  
Mablethorpe, LN12 2EJ

Reduced To £270,000



It is a pleasure for Choice Properties to introduce to the market this most spacious and well maintained two bedroom detached bungalow, located in an ever sought after; quiet position of Mablethorpe, situated only a short walk from both the beach and local amenities. Boasting a generously proportioned layout, including two Sun Rooms, privately enclosed and easy to maintain gardens and a garage to the rear, early viewing is most certainly advised.

The abundantly light and bright accommodation features a mains gas central heating system, uPVC double glazing throughout and comprises:-

### **Entrance Porch**

4'11" x 4'01"

Front uPVC door leading into the entrance porch with triple aspect windows, wall lighting, laminate flooring and a uPVC door to the:

### **Hallway**

3'10" x 15'03"

'L' shaped hallway with laminate flooring and radiator, access to the loft; which is boarded with lighting and a pull down ladder, condensing boiler in loft, a telephone point and a built in storage cupboard. Doors to:

### **Reception Room**

15'02" x 12'01"

Light and airy reception room with laminate flooring, led lighting, radiator, a TV aerial and log burning stove, set in a tiled surround with a rustic wooden mantle.

### **Kitchen**

10'04" x 8'08"

Modern kitchen 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, integrated 'Beko' dishwasher, integrated electric 'Hotpoint' oven, integrated microwave, space for a freestanding under-counter fridge/freezer, built in pantry cupboard, laminate flooring, radiator, led lighting and an opening through to:

### **Sun Room/Dining Area**

10'03" x 13'00"

Featuring triple aspect windows, a glass apex roof, laminate flooring, radiator, ample space for a dining table, TV aerial, uPVC door to the driveway, double opening 'French' doors to the garden and a door to:

### **Bedroom 1**

11'10" x 9'10"

Double bedroom with laminate flooring, TV aerial and radiator.

### **Bedroom 2**

11'09" x 10'10"

Double bedroom, currently utilised as a dining room with laminate flooring, radiator and double opening 'French' doors to:

### **Conservatory**

10'05" x 15'00"

Sizeable and bright conservatory with triples aspect windows, a glass apex roof, laminate flooring, a radiator and double opening 'French' doors to the garden.

### **Shower Room**

8'06" x 5'02"

Stylish shower room fitted with a three piece suite comprising a large shower enclosure with mains fed double shower head over, hand wash basin with mixer tap and WC with dual flush button, heated towel rail, led lighting and part tiling to the walls.

### **Driveway**

Providing off road parking for multiple vehicles.

## **Garage**

8'09" x 17'08"

With an electric roller door, side frosted window, power and lighting. Plumbing for washing machine.

## **Garden**

To the rear of the property you will find a sizeable and privately enclosed garden paved for ease of maintenance with timber fencing to the boundaries. The rear garden additionally benefits from a useful timber shed and planter beds to the boundaries displaying an array of well established plants and shrubs.

## **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**

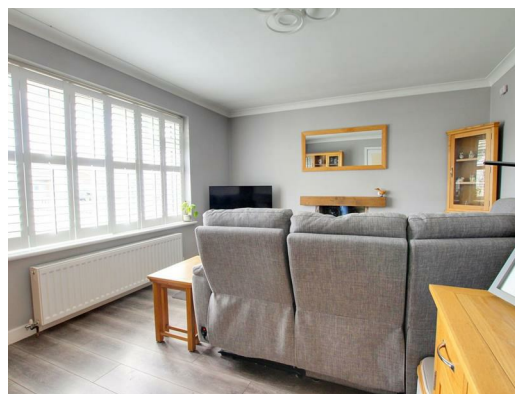
Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH

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.









**Approximate total area<sup>(1)</sup>**  
1111.69 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

# Directions

From our Mablethorpe office head South along Victoria Road, at the Eagle Hotel turn right onto Seaholme Road then immediately left into Dymoke Road. Follow this road round to the right which will bring you to Marian Avenue, now turn left onto Champion Way. Number 16 can be found a short way along on your left hand side, before turning back onto Marian Avenue.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 88        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         | 70        |
| (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 |           |

