CHOICE PROPERTIES

Estate Agents

6 Mayflower Way, Mablethorpe, LN12 1EY

Reduced To £178,850



It is a pleasure for Choice Properties to bring to the market this superb two bedroom semi-detached bungalow, perfectly positioned, just a short distance from the local amenities and Mablethorpe's award winning beaches. This well presented bungalow further benefits from driveway with carport and has an attractive and privately enclosed garden to the rear. Early viewing is highly advised!

The well laid out and beautifully maintained accommodation comprises:-

Entrance porch
3'1" x 1'8"'
Enter via sliding patio door to the side aspect.

Hallway
12'2" x 4'3"
L-Shaped hallway, loft access, telephone point.

Kitchen
9'8" x 10'9"
Fitted with a range of wall and base units with complimentary worksurfaces over, one bowl stainless steel sink unit with drainer and mixer tap, integral cooker, four ring gas hob with featured stainless steel extractor hood over, breakfast bar, space for fridge/freezer, plumbing for a washing machine partly tiled walls, uPVC double glazed window to the front aspect.

Reception room
16'4" x 10'11"
Abundantly light reception room with uPVC double glazed window to the font aspect, TV Aerial point.

Bedroom 1
13'4" x 10'10"
Spacious double bedroom with uPVC double glazed window to the rear aspect, built in wardrobes with stylish sliding mirrored doors.

Bedroom 2
10'0" x 10'8"
Spacious double bedroom with built in wardrobes with stylish mirrored doors, uPVC double glazed French patio doors leading out into the garden.

Bathroom
6'11" x 6'0"
Fitted with a three piece suite comprising panelled bath with mains shower over, pedestal wash hand basin with single taps, w.c., tiled walls, uPVC double glazed window to the side aspect.

Driveway & Carport
Paved driveway providing off road parking for several vehicles, enclosed courtyard with polycarbonate roof an pedestrian door leading into the garden.

Garden
To the front of the property is a neatly laid to lawn garden with an abundance of colourful plants, trees and shrubbery to the borders. To the rear of the property you will find a spacious and privately enclosed garden with timber fencing to the boundaries. The garden is partly laid to lawn with a plethora of well established plants, trees and shrubbery throughout. There is a paved patio seating area which is perfect for soaking up the sunshine or outdoor dining/entertaining with friends. There is also two useful timber storage sheds.

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.

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.

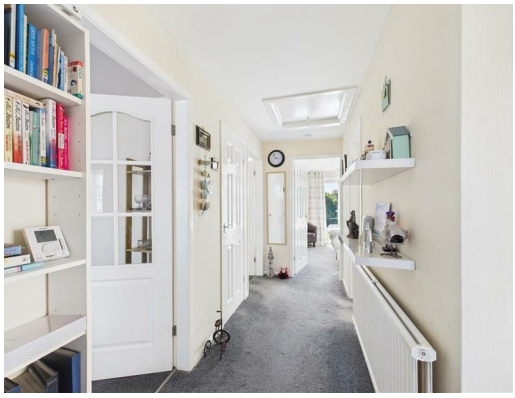
Viewing arrangements

By appointment through Choice Properties on 01507 472016.

Opening hours

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

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.













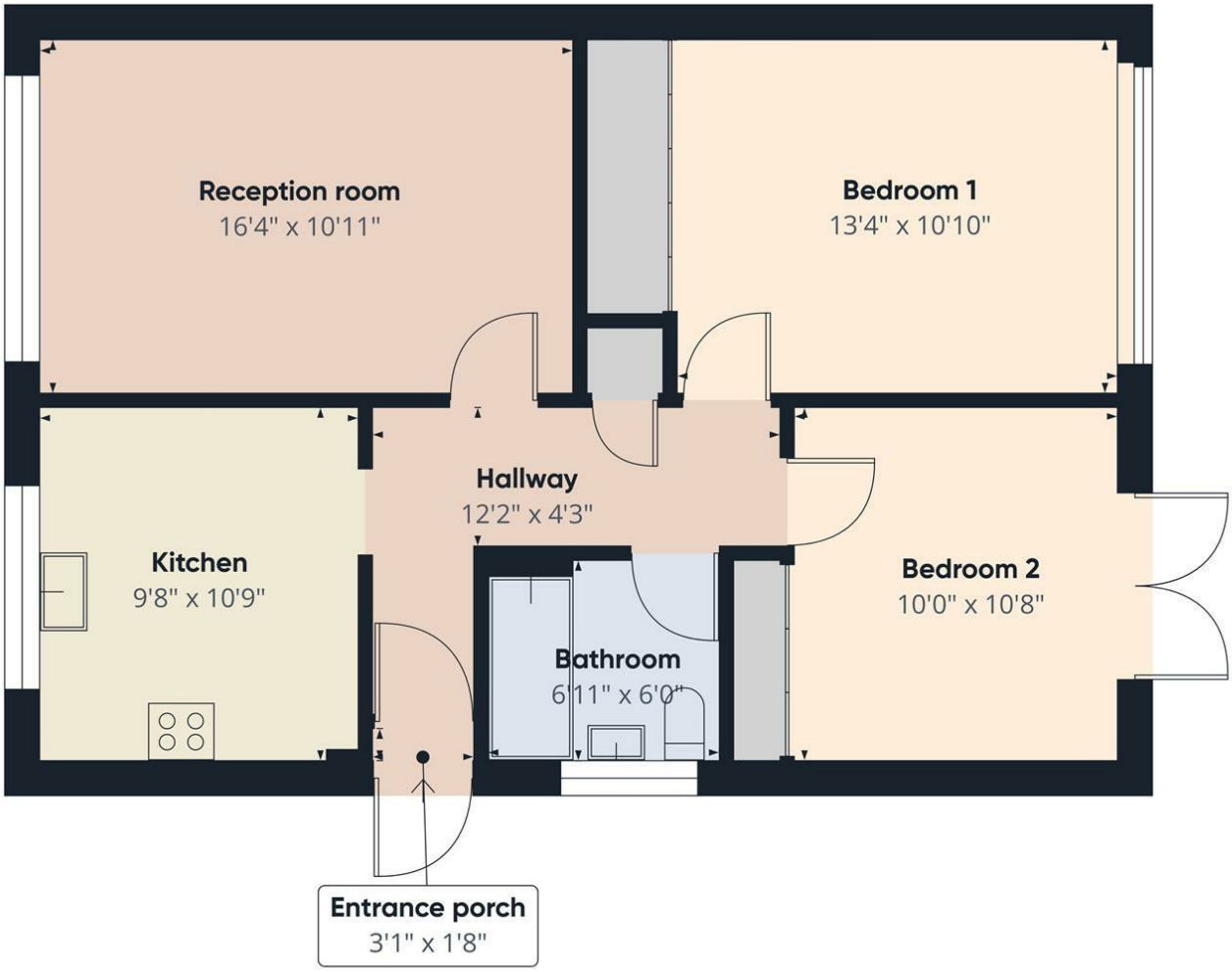










Approximate total area(1)

705 ft²

(1) Excluding balconies and terraces

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

Upon leaving the Mablethorpe office head North towards the traffic lights and turn left onto the High Street, take your fifth turning on the left onto Mayflower Way and Number 6 can be found a short way along on your right hand side.

