



CHOICE PROPERTIES

Estate Agents

Elmhurst Saltfleet Road,
Mablethorpe, LN12 1NS

Price £418,000



It is a pleasure for Choice Properties to offer for sale this most spacious detached dormer bungalow, located in the sought after village of Theddlethorpe. Offering generously proportioned rooms throughout and boasting three spacious double bedrooms, this impressive property further benefits from extensive wrap around gardens and open views to the rear. Early viewing is certainly advised!

Benefitting from oil fired central heating and uPVC double glazing throughout, this impressive accommodation comprises:

Entrance Hall

5'4" x 7'3"

UPVC sliding door. Pitched glass roof. uPVC entrance door leading into:

Hallway

5'10" x 30'2"

Radiator. Staircase leading to bedroom 3. Under stairs storage cupboard. Doors to:

Reception Room

17'1" x 17'1"

Light and airy reception room with dual aspect windows. Stove set in brick feature surround with wooden mantle. Two radiators. Double opening doors leading into:

Dining Room

14'11" x 10'10"

Ample space for a dining table. uPVC sliding doors leading to the garden. Radiator. Open plan with:

Kitchen

9'11" x 7'0"

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, plumbing and space for a washing machine, integrated oven and four ring induction hob. Part tiled walls. Freestanding oil boiler.

Rear Lobby

6'6" x 4'5"

uPVC sliding doors leading to the patio, which gives access to the sunroom and bar area.

Sunroom

14'10" x 9'11"

With entrance doors to either side and a glass roof.

Bar Area

11'0" x 6'6"

With power and lighting.

WC

2'10" x 6'3"

Dual flush wc and hand wash basin.

Bedroom 1

15'0" x 13'11"

Spacious double bedroom. Radiator.

Office/Dressing Room

5'11" x 6'11"

Radiator.

Bedroom 2

15'0" x 13'9"

Spacious double bedroom. Radiator.

Shower Room

10'0" x 7'0"

Fitted with a stylish three piece suite comprising a walk-in shower enclosure, dual flush wc and hand wash basin set in vanity unit. Radiator.

Bedroom 3

10'10" x 17'6"

Spacious double bedroom. Radiator. Access to the eaves storage.

Driveway

Large timber gates open onto a gravelled driveway which provides off road parking for several vehicles.

Gardens

This impressive property further benefits from extensive and well kept wrap around gardens with timber fencing and hedges to the boundaries. The gardens are mainly laid to lawn with the addition of the paved patio areas and benefit from two large timber 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

Viewing Arrangements

By appointment through Choice Properties on 01507 472016.

Opening Hours

Monday - Friday: 9am - 5pm

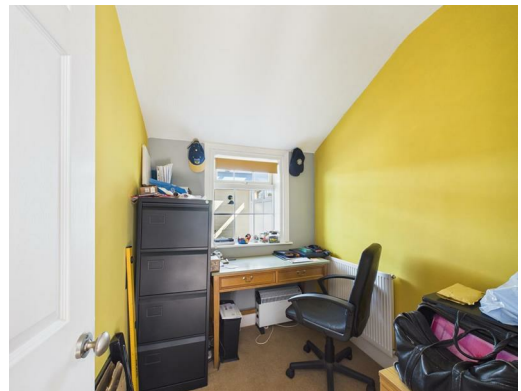
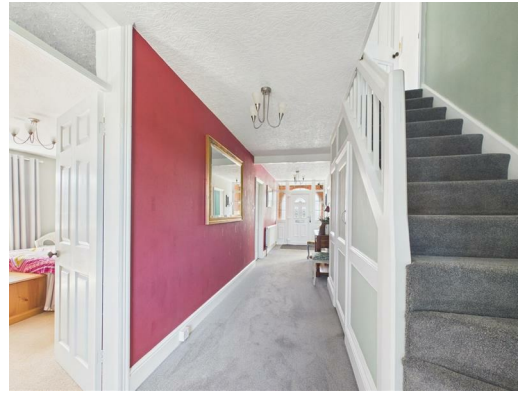
Saturday: 9am - 3pm

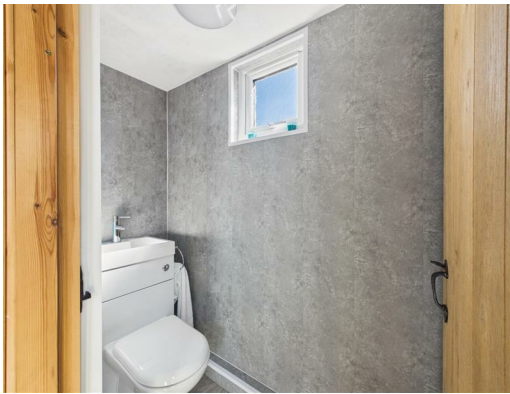
Making An Offer

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.









Floor 0



Floor 1



Approximate total area⁽¹⁾

1721 ft²

Reduced headroom

1 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

Upon leaving the Mablethorpe office head North towards the traffic lights and turn right onto the High Street, at the pullover turn left onto Quebec road. Travel along Quebec road and follow the road onto Kent Avenue, at the cross roads turn right onto Mablethorpe Road (A1031). Continue along this road into Theddlethorpe, go past the church and the property can be found a short way along on the right hand side of the road.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			43
(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	

