



# CHOICE PROPERTIES

*Estate Agents*

Linton, 6 Faldos Way,  
Mablethorpe, LN12 1NF

Reduced To £265,000



It is a pleasure for Choice Properties to introduce to the market this most immaculately presented two bedroom detached bungalow situated in a highly sought after, quiet and residential part of Mablethorpe, only a short distance from both the golden sandy beaches and local amenities, that the town has on offer. Boasting a generously proportioned interior accommodation, well tended and privately enclosed gardens, as well as being offered with no onward chain; early viewing is most certainly advised.

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

### **Hallway**

15'09" x 3'06"

Front composite door leading into the hallway with loft access, an airing cupboard housing a radiator, double storage cupboard with railing and doors to:

### **Kitchen**

10'07" x 7'07"

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 gas hob with extractor hood over, integrated electric oven, space for a freestanding dishwasher, space for a freestanding under-counter fridge/freezer, partly tiled walls and a side composite door to the outside.

### **Reception Room**

16'06" x 11'05"

Providing space for a dining table and fitted with laminate flooring, a TV aerial and double opening 'French' doors into the:

### **Conservatory**

9'01" x 8'07"

With triple aspect windows, tiled flooring, an apex polycarbonate roof, ceiling light/fan, radiator and double opening 'French' doors to the garden.

### **Bedroom 1**

11'05" x 9'04"

Spacious double bedroom with laminate flooring.

### **Bedroom 2**

10'11" x 9'01"

Double bedroom with laminate flooring.

### **Shower Room**

6'10" x 5'09"

Fitted with a stylish three piece suite comprising a walk in shower cubicle with mains fed double shower head over, hand wash basin with mixer tap and WC with dual flush button, tiled walls, laminate flooring, extractor fan and a heated towel rail.

### **Driveway**

Providing off road parking.

### **Garage**

17'02" x 8'08"

With an electric roller door, rear uPVC door, power and lighting. The garage also houses the wall mounted 'Ideal' combination boiler; supplying both the central heating and hot water systems.

### **Garden**

The property is fronted by a low maintenance garden, laid with slate.

To the rear of the property you will find a privately enclosed and well established garden mostly laid to lawn with timber fencing to the boundaries. The rear garden additionally benefits from a paved patio seating area, useful timber shed, side timber outside store and a variety of trees, shrubs and plants to the borders.

### **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 regulations 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,

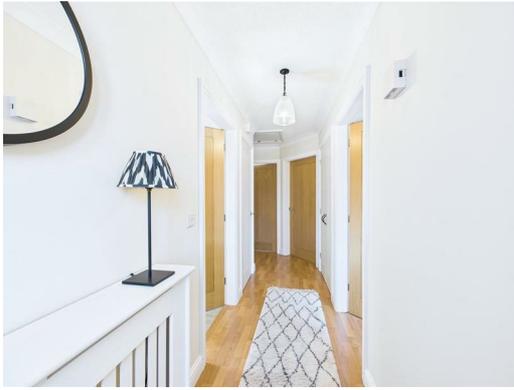
LN9 6PH

Tel. No. 01507 601 111

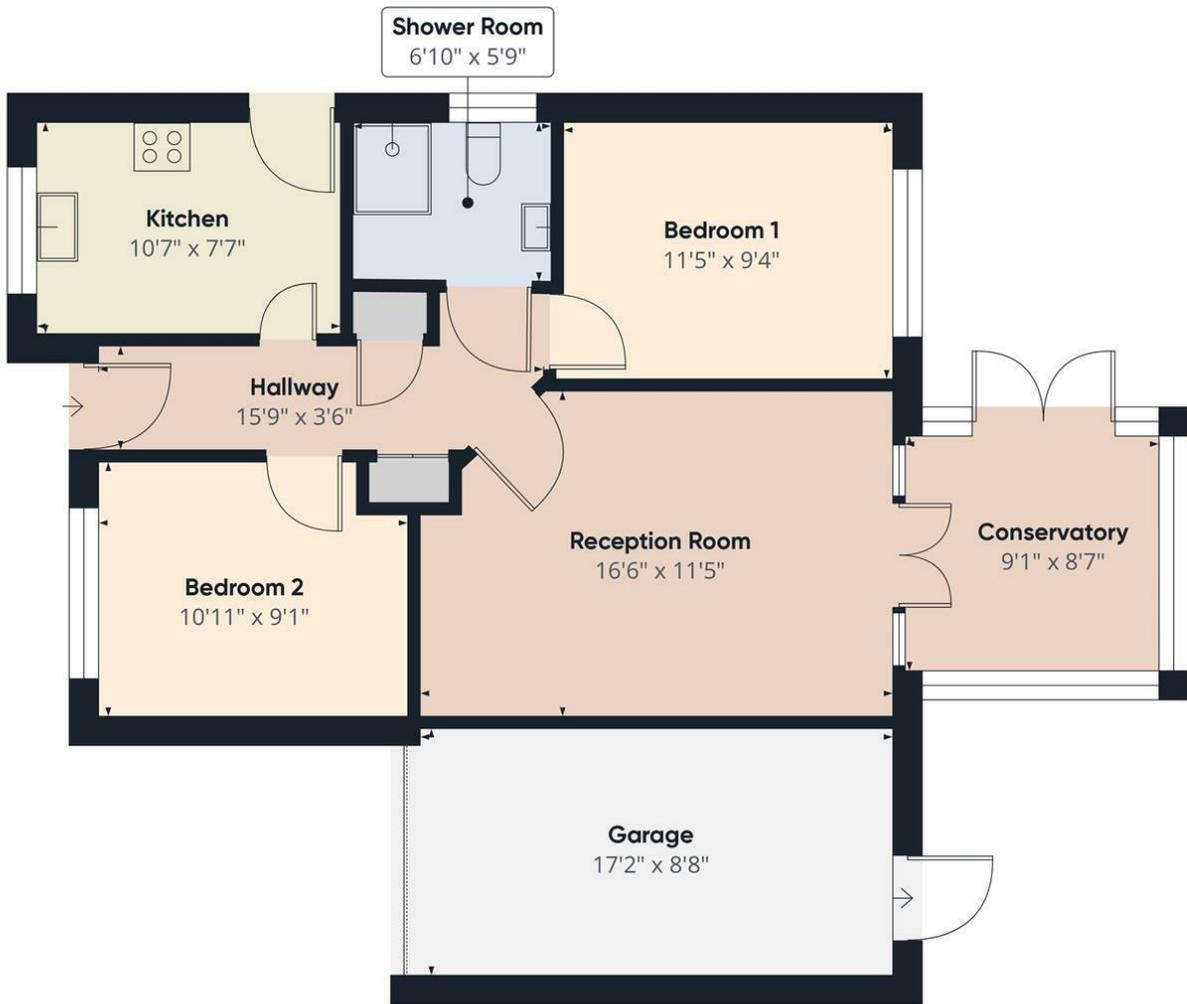
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

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>  
816.21 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.

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# Directions

From our Mablethorpe office, head north towards the traffic lights and turn right onto the High Street. Take a left at the end of the road onto Quebec Road and follow this until you reach the left turning opposite Sea View car park to go on Golf Road. Faldos Way will be found on your right hand side of Golf Road around half way up. Once on Faldos Way, take a left towards Rose Grove and number 6 will be found a short way along on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			76
(55-68) D			
(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	

