CHOICE PROPERTIES

Estate Agents

44 Faldos Way, Mablethorpe, LN12 1NF

Reduced To £267,500

It is a pleasure for Choice Properties to introduce to the market this most beautifully presented three bedroom (one en-suite) detached bungalow, situated in a quiet residential part of Mablethorpe, within close proximity of both the local amenities and golden sandy beaches. Boasting a easy to maintain garden, off road parking and a generously proportioned interior, early viewing is most certainly advised.

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

Hallway
3'00" x 25'11"
Front door leading into the hallway with laminate flooring, a built in storage cupboard with railing and a built in airing cupboard with shelving and a radiator, access to the loft space with a pull down ladder which is partly boarded with lighting. Doors to:

Kitchen
9'04" x 10'04"
Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker with extractor hood over, space for a freestanding 'American' style fridge/freezer, inset spot lighting, partly tiled walls and a breakfast bar area. Sliding door to:

Utility Area
6'11" x 5'01"
Fitted with wall and base units with worktop over, spar and plumbing for a washing machine, space for a tumble dryer, extractor vent, partly tiled walls and a side door onto the driveway.

Reception Room/Diner
13'00" x 18'01"
Light and airy reception room benefiting from double opening 'French' doors to the garden and featuring laminate flooring, a TV aerial and providing ample space for a dining table.

Bedroom 1
9'09" x 13'08"
Spacious double bedroom with wall lighting, a TV aerial and door to:

En-suite Shower Room
8'04" x 3'02"
Fitted with a three piece suite comprising a shower cubicle with mains fed shower over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, partly tiled walls, inset spot lighting, wall heater and light with shaver point.

Bedroom 2
9'02" x 12'04"
Double bedroom.

Bedroom 3
9'02" x 8'03"
Double bedroom.

Bathroom
8'04" x 5'02"
Fitted with a three piece suite comprising a panelled bath tub with mixer tap and double shower head attachment, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, partly tiled walls, inset spot lighting, wall heater and light with shaver point.

Driveway
Paved driveway providing off road parking.

Garage
8'09" x 16'06"
With an electric roller door, rear composite pedestrian door, power and lighting and the garage also houses the recently installed wall mounted combination boiler; supplying both the central heating and hot water systems.

Garden
The property is fronted with a low maintenance garden, laid with shingle and a variety of garden ornaments, plants and shrubs.

To the rear of the property you will find a further easy to maintain garden, mostly laid with artificial grass. The rear garden additionally benefits from a timber decked seating area, an undercover pergola seating area, with power, lighting and a radio system and a variety of potted plants and shrubs.

Around the outside of the property you will find outside power points, two outside taps (one coupled with a hot).

Tenure
Freehold.

Viewing arrangements
By appointment through Choice Properties on 01507 472016.

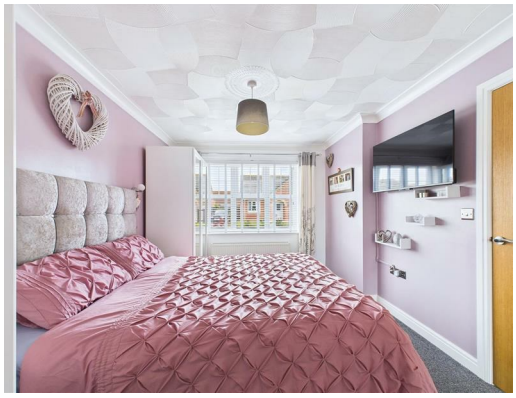
Opening hours
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

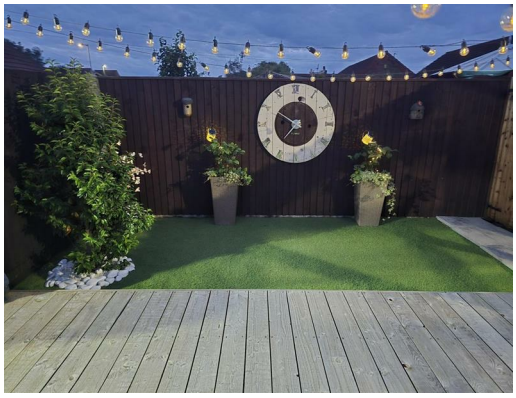
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If 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

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(1)

991 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 our 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 until you reach the cinema then take your immediate left onto Golf Road. Faldos Way is the second turning on the right.