



# CHOICE PROPERTIES

## *Estate Agents*

17 Hawthorn Drive,  
Mablethorpe, LN12 1FR

Reduced To £279,950



Choice Properties are delighted to bring to the market this beautifully presented and remarkably spacious three bedroom (one en suite w.c) detached bungalow with generously sized living accommodation and easy to maintain gardens. This fantastic bungalow is situated on a highly desirable road and early viewing is recommended.

Benefiting from a mains gas central heating system and uPVC double glazing throughout, the beautifully maintained accommodation comprises:-

### **Hallway**

Loft access, doors leading to:

### **Kitchen**

18'10" x 9'1"

Fitted with a range of base and wall units, party tiled, space for appliances.

### **Utility Area**

4'03" x 8'11"

Fitted base units, inset one and a half bowl sink with mixer tap and drainer, plumbing for washing machine, double glazed window, radiator, door leading to:

### **Reception Room**

14'3" x 9'10"

Light and airy reception room, electric fireplace , Double glazed window to the rear aspect, French doors leading to :

### **Bedroom 1**

12'0" x 9'10"

Double bedroom, fitted wardrobe and wall units Radiator.

### **Bedroom 2**

8'7" x 9'1"

Double bedroom, radiator, double glazed window.

### **En-suite WC**

2'6" x 5'5"

Low level WC , vanity handwash basin, towel rail radiator.

### **Shower Room**

7'6" x 5'5"

Three piece suite comprising low level w.c, vanity unit wash hand basin with mixer tap, shower attachment, tiled walls, tiled floor, radiator.

### **Bedroom 3**

8'8" x 9'10"

Double bedroom, double glazed window, radiator.

### **Sun Room**

15'5" x 9'10"

Radiator , door leading to:

### **Driveway**

Block paved driveway providing off road parking and space for a caravan.

### **Garage**

12'04" x 8'08"

With power, lighting and an electric roller door.

## **Garden**

The property is fronted by a low maintenance garden laid with shingle with timber fencing to the boundaries. The front garden additionally benefits from an array of trees and shrubs. To the rear of the property you will find an privately enclosed garden laid to paved for ease of maintenance with timber fencing to the boundaries. The rear garden further benefits from a decked seating area as well as a useful timber shed and timber barbeque area with power and lighting. Around the garden you will find a number of raised beds, displaying an array of beautifully presented plants and shrubs, a small pond and an outside tap.

## **Tenure**

Freehold

## **Viewing arrangements**

By appointment through Choice Properties on 01507 472016.

## **Opening times**

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.

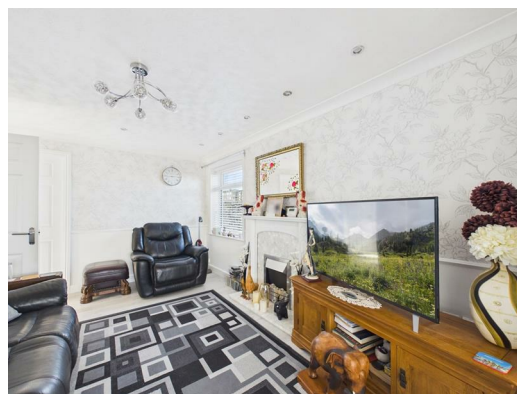
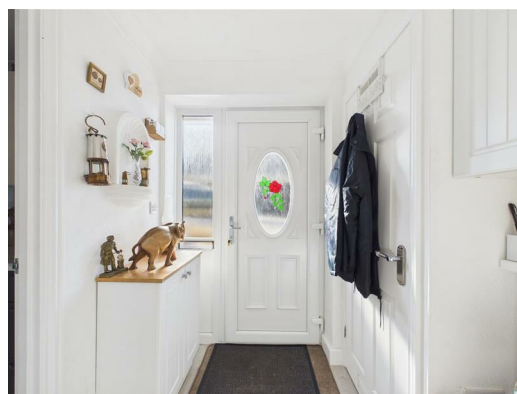
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

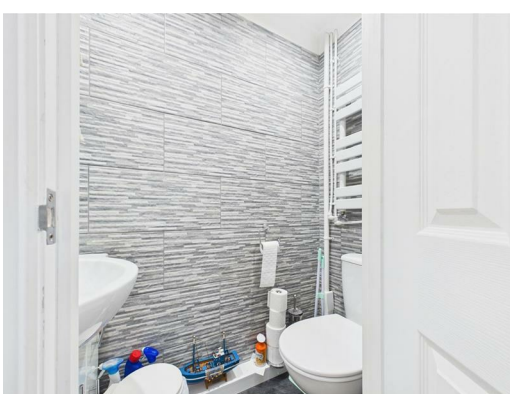
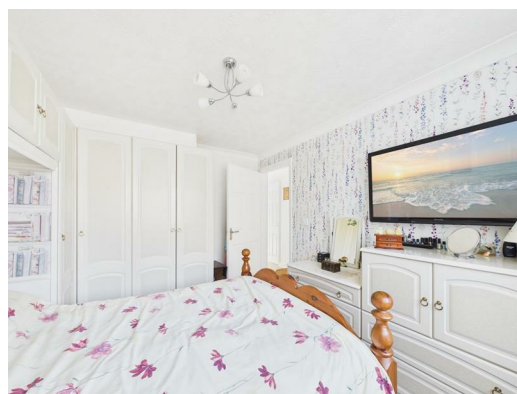
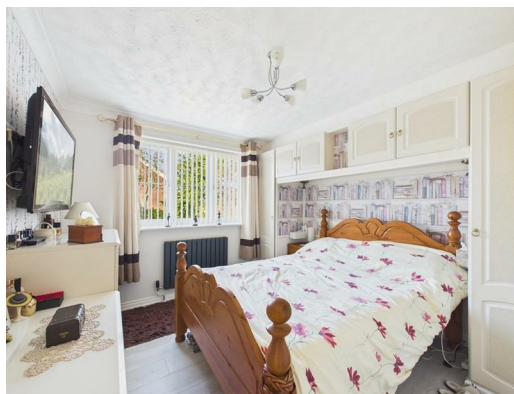
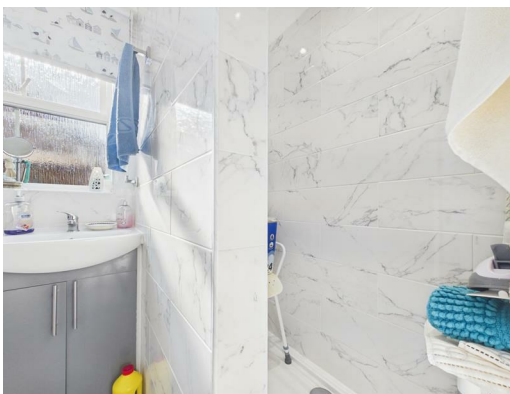
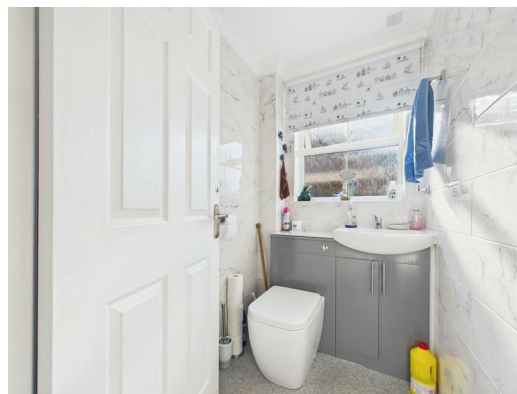
## **Council tax band**

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)

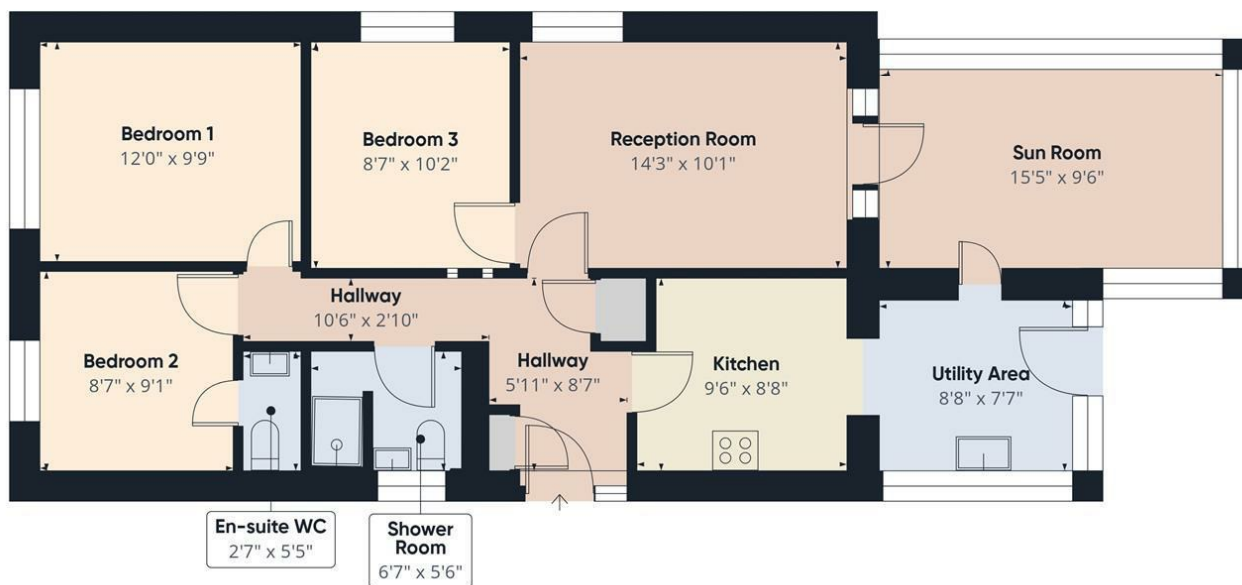
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

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>  
872 ft<sup>2</sup>

(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

From our Mablethorpe office head North to the traffic lights, turn left onto the High Street then fourth left into Mayflower Way. Hawthorn Drive can then be found on your right hand side.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 82        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 69      |           |
| (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                                         |         |           |

