



CHOICE PROPERTIES

Estate Agents

39 The Fairway,
Mablethorpe, LN12 1LL

Price £210,000



Choice Properties are pleased to offer for sale this two bedroom detached bungalow, situated in a quiet residential position on The Fairway; only a short distance from the local amenities and award winning beaches on offer in Mablethorpe. Benefiting from a loft converted hobby room, outside store/workshop, driveway and privately enclosed gardens, early viewing is advised, with the property being offered with no onward chain.

With the benefit of electric radiators throughout, the well proportioned accommodation comprises:-

Entrance Porch

6'06" x 4'11"

Front uPVC door leading into the entrance porch, with a rear uPVC door to the garden, a polycarbonate roof, space for a tumble dryer and an opening through to the:

Kitchen

13'08" x 6'01"

Fitted with a range of wall and base units with worktop over, one bowl ceramic butler sink with mixer tap, space for a freestanding 'Range' style cooker with double width extractor hood over, space and plumbing for a washing machine, space for a slimline dishwasher, tiled flooring and tiled walls.

Reception Room

16'00" x 12'04"

Light and airy reception room, benefiting from a multi-fuel stove set in a feature bricked surround and fitted with a TV aerial.

Lobby

3'10" x 2'09"

With tiled flooring, loft access and doors to:

Bedroom 1

14'11" x 7'04"

Spacious double bedroom with a built in airing cupboard housing the hot water cylinder as well as an array of fitted wardrobes with sliding mirrored doors.

Bedroom 2

10'07" x 9'04"

Double bedroom with stairs to the first floor and sliding patio doors to the rear garden.

Bathroom

5'11" x 6'01"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap, shower attachment and electric 'Redring Bright' shower over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, partly tiled walls.

Landing

8'05" x 8'00"

With a door to the hobby room and access to the eaves for storage.

Hobby Room

17'06" x 8'00"

Fitted with a 'Velux' style window and access to the eaves for storage.

Driveway

Paved driveway providing off road parking for several vehicles.

Workshop/Outside Store

16'00" x 9'01"

Converted garage with a uPVC door to front aspect, tiled flooring, rear window, power and lighting.

Garden

To the rear of the property you will find a privately enclosed garden, which is mostly paved for ease of maintenance with planter beds and timber fencing to the boundaries. The rear garden additionally benefits from a range of well established plants and shrubs, fruit trees and a greenhouse.

Tenure

Freehold.

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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

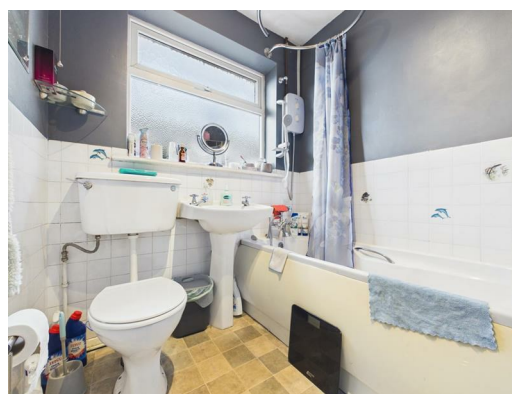
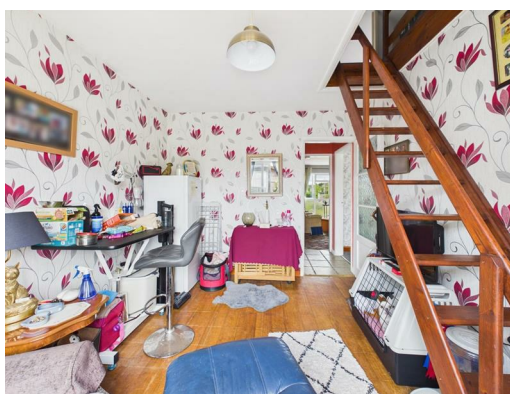
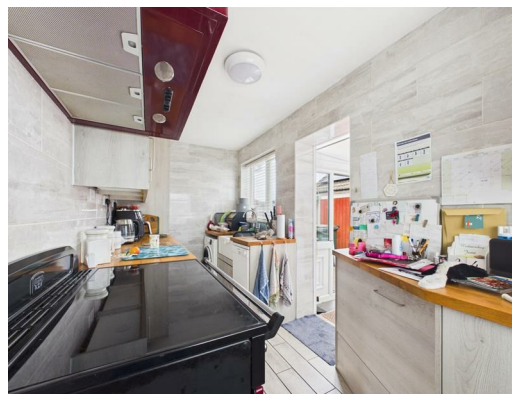
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

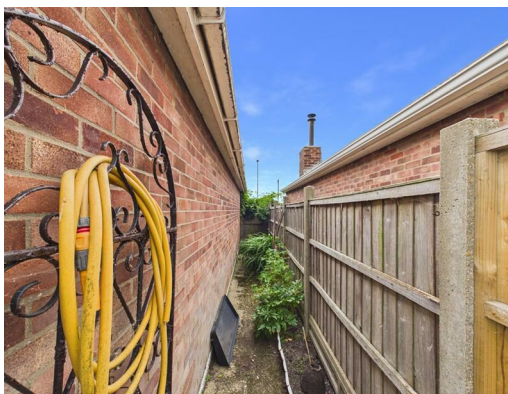
Council tax band

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.

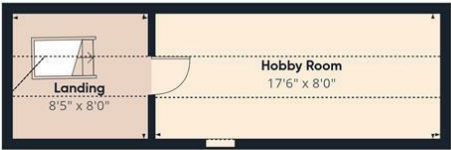
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

947 ft²

Reduced headroom

134 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

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn right onto the High Street, at the junction take a left turn onto Quebec Road. Carry on along this road and then take your 1st left after the cinema onto Golf Road. The Fairway is the third road along on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

