



# CHOICE PROPERTIES

## *Estate Agents*

31 Cheltenham Way,  
Mablethorpe, LN12 2AX

Price £184,000



Choice Properties are pleased to offer for sale this well maintained two bedroom semi-detached bungalow, situated in a quiet residential and sought after position within Mablethorpe; only a short walk to the award winning beaches and local amenities on offer. Boasting off road parking, privately enclosed gardens, a substantial conservatory and workshop to the rear, early viewing is most certainly advised with the property being further offered with no onward chain.

The abundantly light and bright accommodation benefits from uPVC double glazing throughout and comprises:-

### **Kitchen**

13'10" x 6'03"

Front uPVC stable door leading into the kitchen; fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring gas hob with extractor hood over, space for a freestanding fridge/freezer, space and plumbing for a washing machine, integrated oven, space for a dishwasher, space for a tumble dryer, tiled flooring, inset spot lighting, dual aspect windows and the kitchen also houses the wall mounted consumer unit.

### **Reception Room**

15'11" x 12'00"

Light and airy reception room benefiting from a picture window to front aspect and featuring laminate flooring, a TV aerial, space for a freestanding electric feature fireplace and a door to the:

### **Lobby**

3'09" x 2'09"

With loft access and doors to:

### **Bedroom 1**

14'07" x 9'02"

Spacious double bedroom.

### **Bedroom 2**

10'04" x 9'02"

Double bedroom with double opening 'French' doors to the conservatory.

### **Conservatory**

8'00" x 11'05"

Brick base conservatory benefiting from triple aspect windows, an apex glass roof, radiator and double opening 'French' doors to the garden.

### **Shower Room**

5'11" x 6'01"

Set in a wet room design with mains fed shower head over, hand wash basin with mixer tap; built into vanity and a WC with dual flush button, tiled walls, heated towel rail, inset spot lighting and an extractor fan.

### **Driveway**

Paved driveway providing ample off road parking.

### **Workshop**

15'07" x 8'03"

With a side wooden pedestrian door, rear window, power and lighting.

### **Garden**

To the rear of the property you will find a privately enclosed garden laid to lawn with timber fencing to the boundaries. The rear garden additionally features a large paved patio seating area, an array of raised planter beds, a useful timber shed and a electric battery system; allowing you to store electricity that may have been bought at cheaper overnight rates for example, feeding the electric car charger to the front of the property, but alternatively could be used for a variety of puposes.

### **Tenure**

Freehold.

### **Viewing arrangements**

Viewing 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 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,

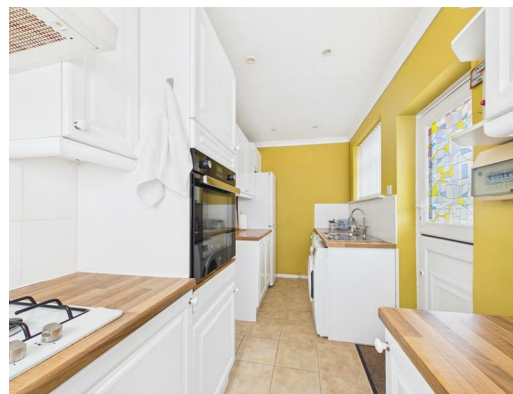
LN9 6PH

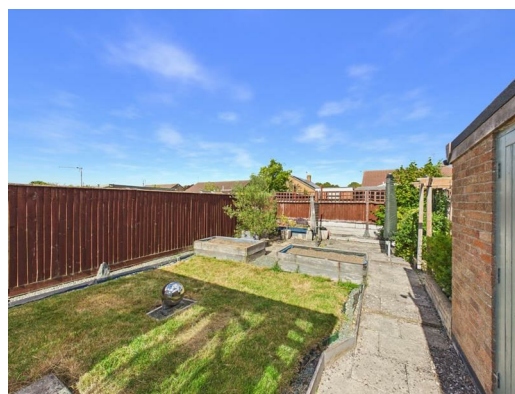
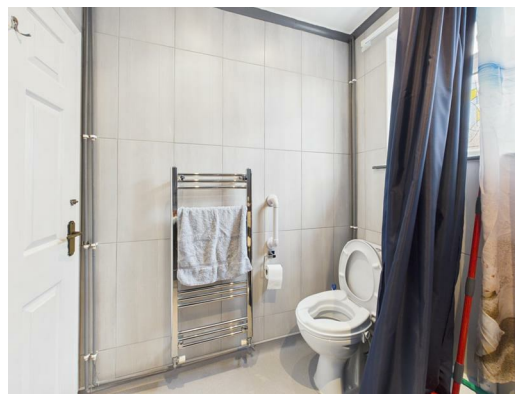
Tel. No. 01507 601 111

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 - A.

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 0 Building 2

Approximate total area<sup>(1)</sup>  
781 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 along Victoria Road, at the traffic lights turn left onto the High Street, carry on past the CO-OP supermarket, past the Police Station and turn left opposite the Primary School onto Church Road. Take your first left onto Cheltenham Way. Number 31 can be found a short way down on your left-hand side.

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

