



# CHOICE PROPERTIES

*Estate Agents*

Forgeland, 2a Mayflower Way,  
Mablethorpe, LN12 1EY

Reduced To £220,000



It is a pleasure for Choice Properties to bring to the market this spacious three bedroom detached bungalow situated in a quiet residential position only moments from the local amenities and golden sandy beaches of Mablethorpe. Offered with no onward chain, early viewing is advised to appreciate the size throughout and to avoid missing out.

The spacious and abundantly light and bright accommodation comprises:

### **Hallway**

11'2" x 3'8"

uPVC front door leading into the hallway which provides loft access; in which the loft is boarded, laminate flooring, a telephone point, wall mounted thermostat and doors leading to:

### **Kitchen**

13'3" x 8'10"

Recently fitted kitchen with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring gas hob, 'Manrose' extractor fan, breakfast bar area, space for a freestanding cooker, space for a freestanding fridge/freezer, mermaid boarded splashbacks, double aspect windows, 'Xpeliar' extractor fan, laminate flooring and double opening doors to the:

### **Reception Room**

16'10" x 12'2"

Featuring an electric feature fireplace in a bricked and tiled surround, TV aerial, telephone point, laminate flooring, two wall lights and double opening 'French' doors to the garden.

### **WC**

2'1" x 5'7"

Fitted with a WC with cistern lever, wall mounted hand wash basin with single hot and cold taps, tiled splashbacks and a 'Manrose' extractor fan.

### **Bedroom 1**

9'4" x 12'11"

Double bedroom with laminate flooring, a bow window to front aspect, TV aerial and triple built in wardrobes with double doors.

### **Bedroom 2**

12'8" x 8'1"

Double bedroom with two double built in wardrobes and one single built in wardrobe with extra storage up an around the headboard of the bed and a TV aerial.

### **Bedroom 3/Utility Room**

7'1" x 8'10"

Versatile room, providing a well sized third bedroom or alternatively a utility space with plumbing for a washing machine, wall mounted alarm controls and bedroom 3 also houses the wall mounted 'Ideal' condensing boiler which supplies the central heating system and was only fitted in 2022.

### **Shower Room**

6'9" x 8'1"

In a wet room design with an electric 'Mira advance ATL' shower over, pedestal hand wash basin with mixer tap and WC with dual flush button, tiled walls, 'Xpeliar' extractor fan and an airing cupboard (measuring 3'02" x 2'01") housing the hot water cylinder.

### **Driveway**

Providing off road parking with the addition of a uPVC car port.

### **Garage**

With an electric roller door.

### **Garden**

To the rear of the property you will find a privately enclosed garden, which is paved for ease of maintenance with timber fencing to the boundaries. The rear garden further features a timber summer house.

### **Tenure**

Freehold.

### **Opening hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

### **Viewing arrangements**

By appointment through Choice Properties on 01507 472016

### **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.

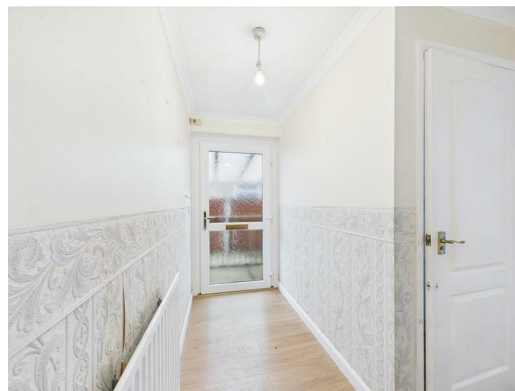
### **Council tax band**

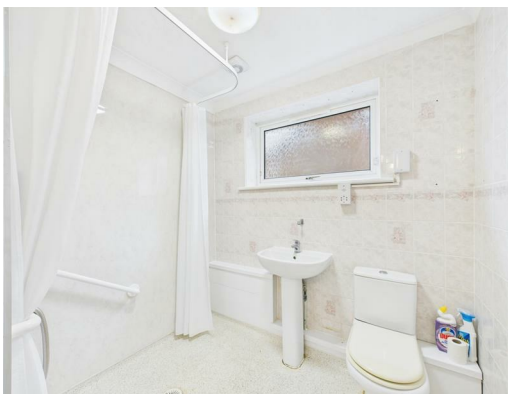
Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

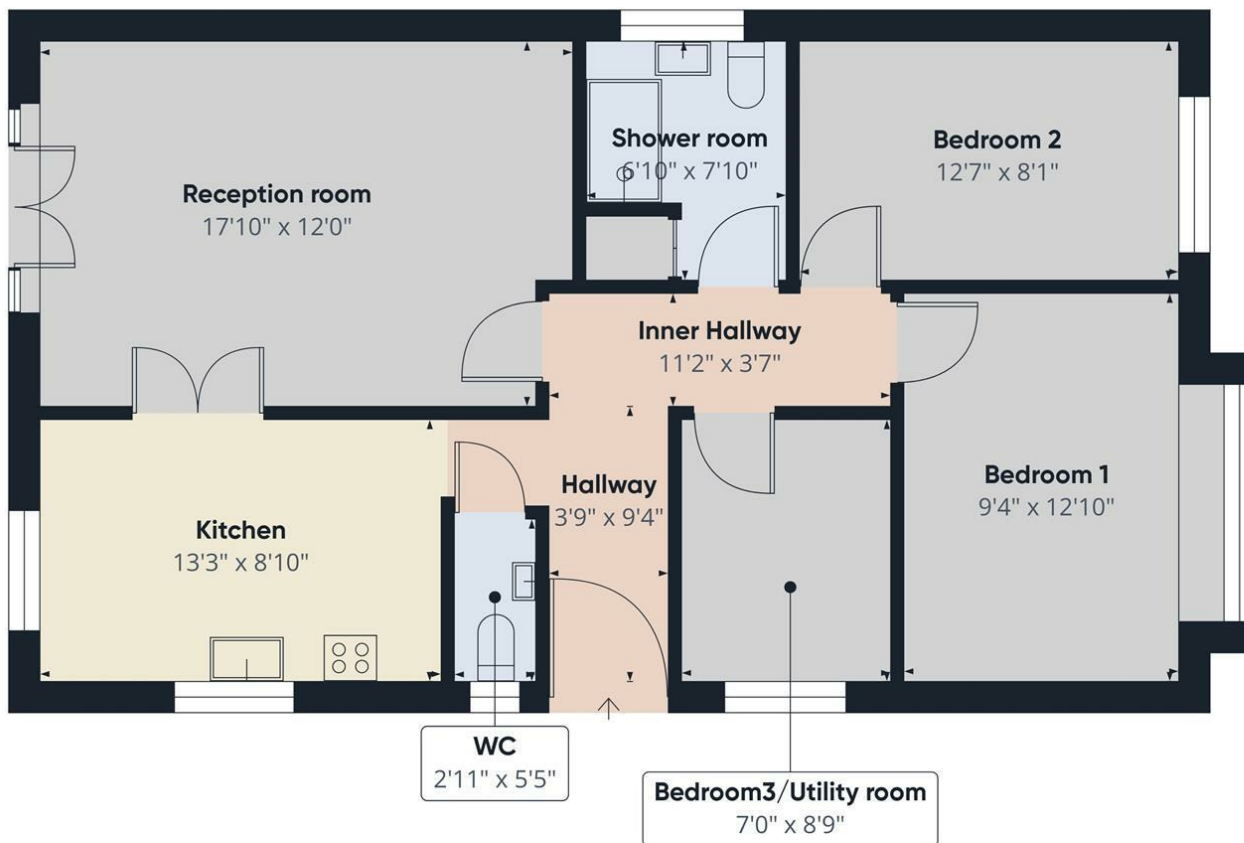
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

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>  
784 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.

GIRAFFE360



# Directions

From our Mablethorpe office head North towards the traffic lights, then turn left onto the High Street. Mayflower way is the fourth turning on your left, and Forgeland, 2a Mayflower Way can be found on your right hand side.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|---|---------|-----------|
|   | Current | Potential |   | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales   |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC   |         |           |

