CHOICE PROPERTIES

Estate Agents

22 Winchester Drive, Mablethorpe, LN12 2AY

Reduced To £185,000

Choice Properties are excited to offer for sale, this generously proportioned two bedroom semi-detached bungalow, located on the popular, quite road of Winchester Drive, only a short distance, from both the local amenities and award winning golden sandy beaches of Mablethorpe. Being further offered with no onward chain, early viewing is most certainly advised.

The Property Ombudsman
naea | propertymark PROTECTED

The well maintained accommodation benefits from uPVC double glazing throughout, a gas mains central heating system, and comprises:-

Kitchen
6'00" x 13'06"
Front uPVC door leading into the kitchen; fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with single hot and cold taps and two drainers, space for a freestanding cooker, plumbing for a washing machine, space for a freestanding fridge/freezer, partly tiled walls, laminate flooring and the kitchen also houses the wall mounted consumer unit as well as the wall mounted 'Worcester' condensing boiler.

Reception Room
12'04" x 15'09"
Light and airy reception room benefiting from a bow window to front aspect and fitted with a freestanding electric feature fireplace set in a feature surround, TV aerial and laminate flooring.

Lobby
2'10" x 3'09"
With laminate flooring, loft access, the wall mounted 'Honeywell' thermostat and doors to:

Bedroom 1
9'00" x 14'10"
Spacious double bedroom with a TV aerial and built in airing cupboard housing the hot water cylinder.

Bedroom 2
9'04" x 10'06"
Double bedroom.

Bathroom
6'00" x 6'01"
Fitted with a three piece suite comprising a bath tub with mixer tap and electric 'Triton T80' shower over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, partly tiled walls.

Driveway
Expansive paved driveway, providing ample off road parking for several vehicles.

Garage
8'00" x 16'07"
Detached garage with power, lighting, rear uPVC window, new side uPVC pedestrian door and an up and over door.

Garden
To the rear of the property you will find a generously sized garden, laid with shingle for ease of maintenance; privately enclosed with timber fencing to the boundaries. You can also access the garage from the newly installed rear uPVC door; from the garden.

Tenure
Freehold.

Viewing arrangements
By appointment through Choice Properties on 01507 472016.

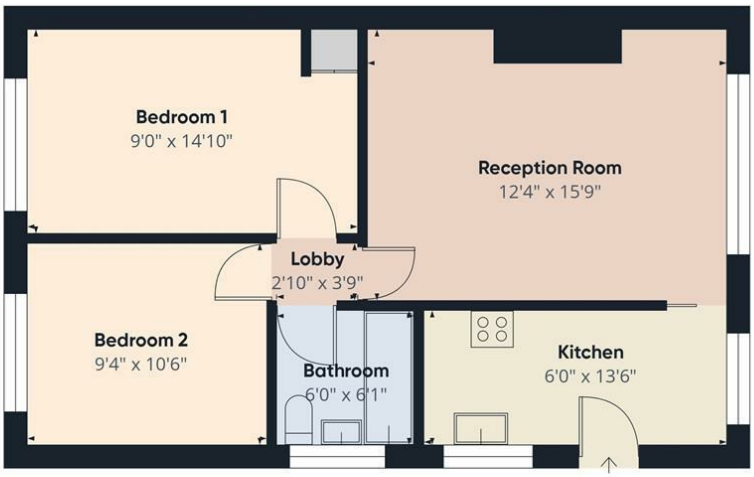
Opening hours
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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 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.

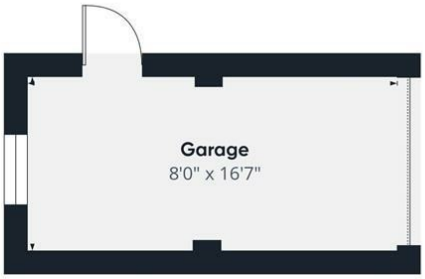
Council tax band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

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 0 Building 2

Approximate total area(1)

699 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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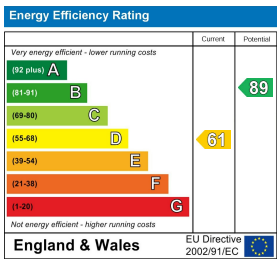
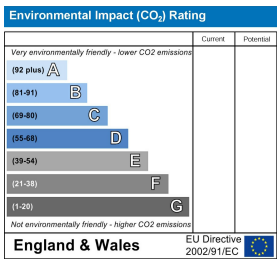
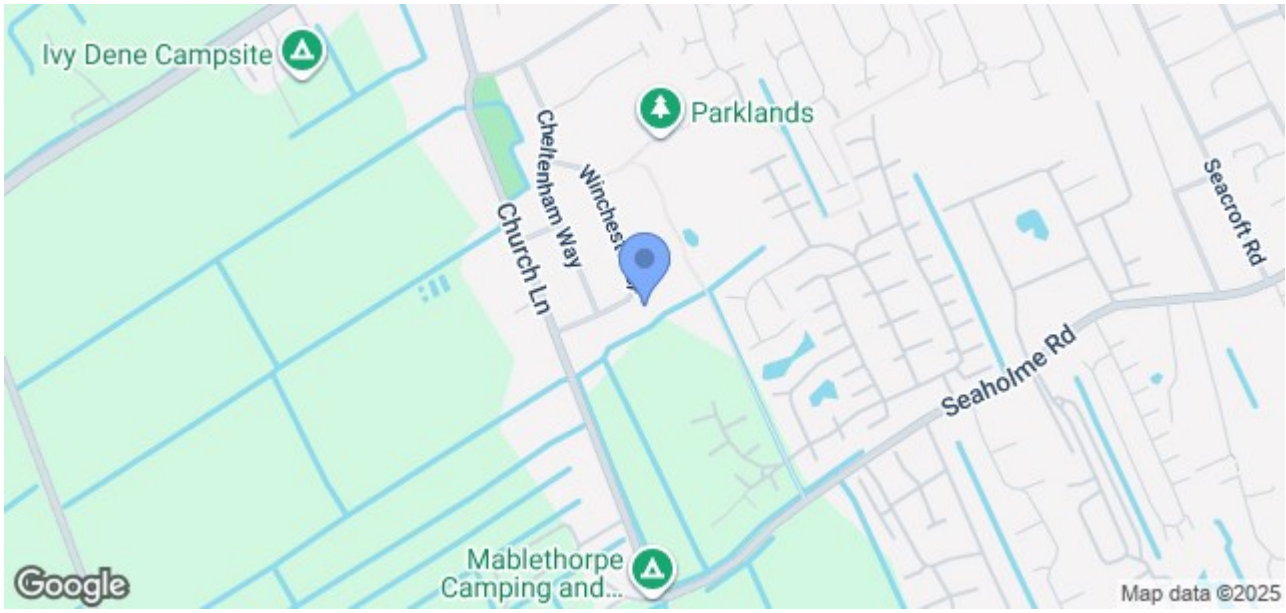
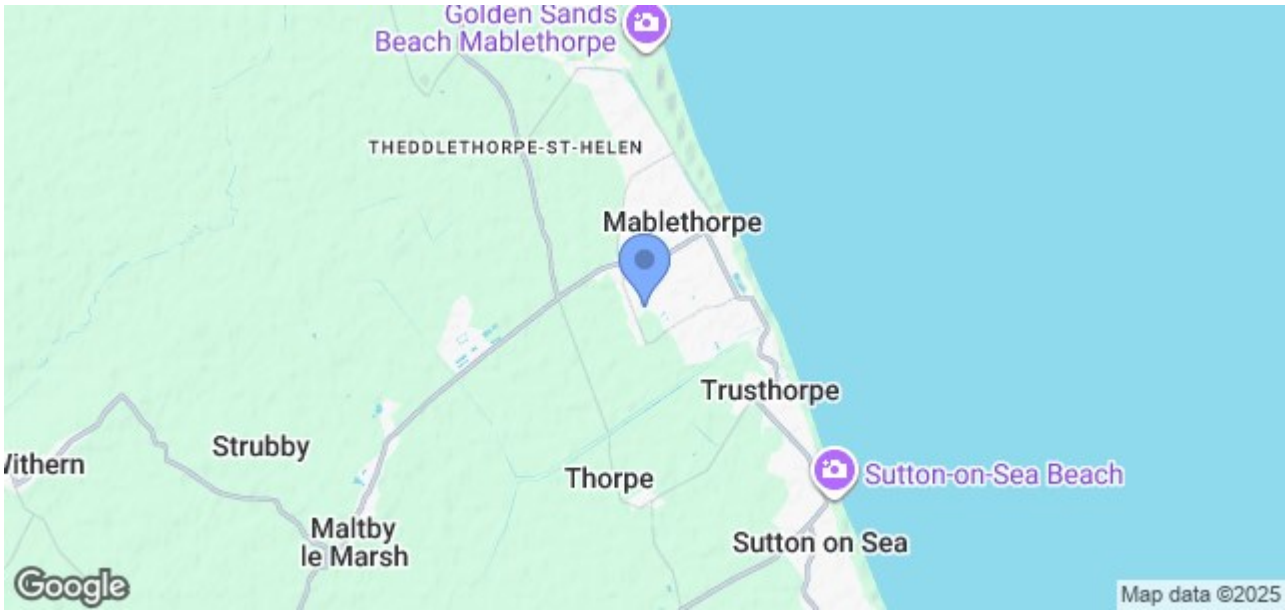
Directions

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 and follow along until the junction with Winchester Drive. Turn left and number 22 can be found on your left hand side.