



CHOICE PROPERTIES

Estate Agents

40 Hawthorn Drive,
Mablethorpe, LN12 1FR

Price £250,000



Choice Properties are delighted to offer for sale this immaculate and well presented two bedroom detached bungalow, occupying a pleasant position in a sought after location close to the local amenities and golden sandy beaches of Mablethorpe. Further benefitting from privately enclosed gardens to the rear, early viewing of this impressive property is certainly advised!

Benefitting from gas central heating and uPVC double glazing throughout, this impressive accommodation comprises:

Entrance Hall

Composite front entrance door. Loft access. Radiator. Storage cupboard housing the wall mounted boiler.

Reception Room

10'4" x 17'4"

Light and airy reception room with dual aspect windows. Wall mounted electric fireplace. Double opening 'French' style patio doors. Two radiators.

Kitchen

8'7" x 9'5"

Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, integrated oven and four ring gas hob with extractor over, plumbing for a washing machine, plumbing for a dishwasher. Space for freestanding fridge/freezer. Tiled flooring. Spot lighting. Radiator.

Bedroom 1

10'3" x 11'7"

Spacious double bedroom. Radiator.

Bedroom 2

9'0" x 8'5"

Spacious double bedroom. Radiator.

Shower Room

5'4" x 6'7"

A modern shower room fitted with a stylish three piece suite comprising a walk-in shower enclosure with mains fed shower, dual flush wc and hand wash basin set in vanity unit. Spot lighting. Heated towel rail.

Driveway

Providing off road parking.

Garage

With up and over door to the front.

Garden

To the rear of the property is a privately enclosed garden with brick walls to the boundaries. The garden is laid mostly to lawn with the welcomed addition of a paved patio area and useful timber shed/summerhouse.

Tenure

Freehold

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.

Viewing Arrangements

By appointment through Choice Properties on 01507 472016.

Opening Hours

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

Making An Offer

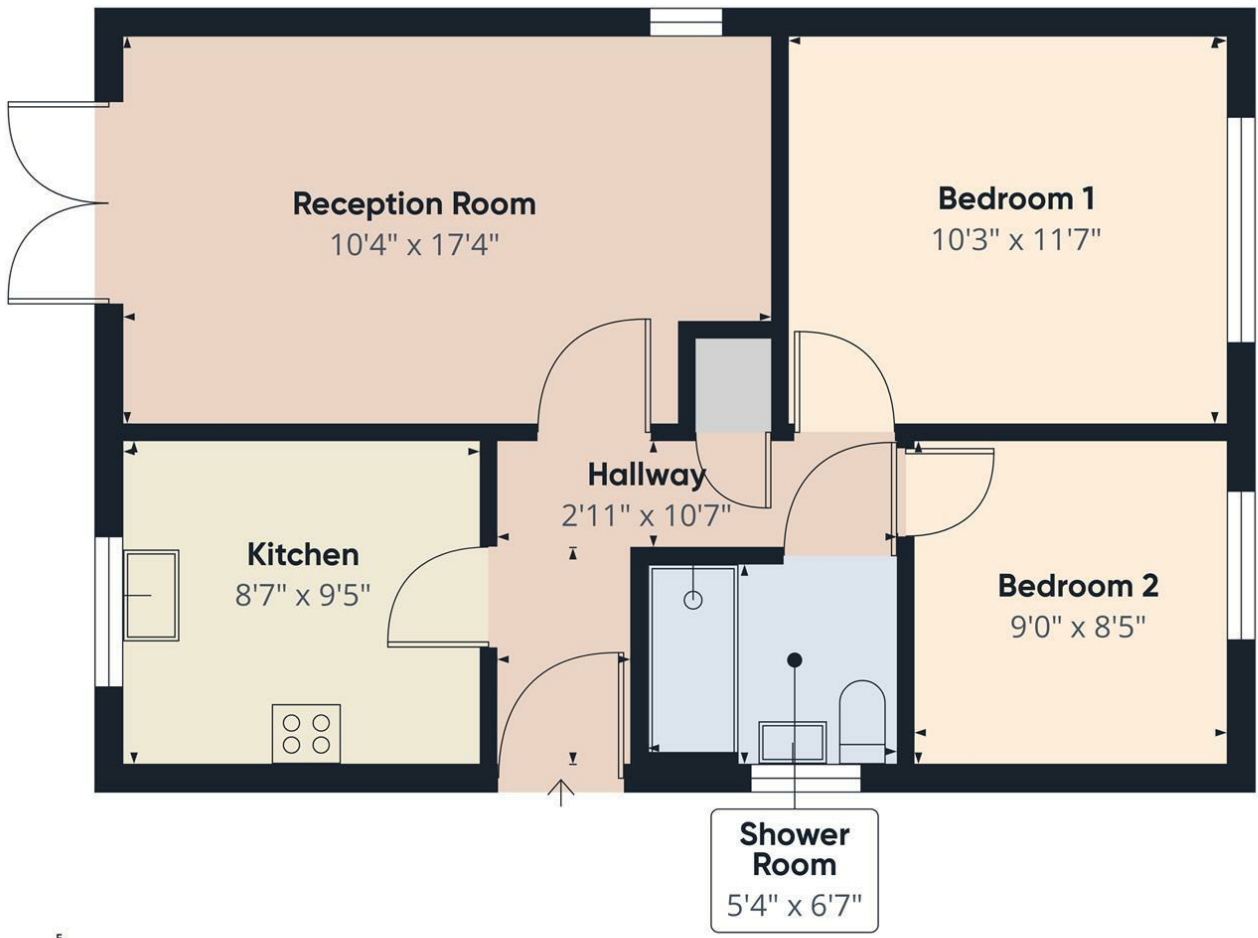
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

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^m
549 ft²

(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. Continue on Hawthorn Drive and number 40 can be found at the bottom on your right 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

