



CHOICE PROPERTIES

Estate Agents

3 Orchard Close,
Mablethorpe, LN12 1JN

Price £239,500



Choice Properties are delighted to bring to the market this stylish and spacious two bedroom detached bungalow located in a quiet cul de sac only a short distance from the beach and town centre. This fantastic property is offered with no upper chain and early viewing is advised.

The property has the benefit of Gas fired central heating and UPVC double glazed windows and doors. The spacious and modernised internal accommodation consists of:-

Porch

4'0" x 6'2"

Sensor light. Tiled floor. Door to:

Open Plan Kitchen/ Reception/Diner

21'0" x 14'1"

'L' shaped. Measurements to widest points. The Kitchen Area consists of a modern fitted kitchen with wall and base units incorporating integral washing machine along with gas hob with extractor hood over, electric oven and microwave. One & half bowl stainless steel sink unit and drainer with mixer tap with view through oriel window. Part tiled walls. Recently updated electric trip box. Laminate flooring. Island unit with storage front and back and extended work surface creating breakfast bar area. This opens to the Lounge Area which has laminate flooring continued from the kitchen. Dual fuel stove. Radiator. Sliding patio doors leading on to the paved patio area and rear garden.

Hallway

3'5" x 8'6"

Laminate flooring. Radiator. Loft access. Storage cupboard. Boiler cupboard housing 'Ideal Logic Plus' gas fired combination boiler which supplies the central heating and domestic hot water.

Bedroom 1

9'6" x 12'8"

Radiator. Laminate Flooring

Bedroom 2

11'6" x 8'0"

Radiator. Laminate Flooring

Shower Room

5'9" x 8'6"

Modern Shower Room suite consisting of large shower cubicle with mains mixer shower, w.c. with concealed cistern and hand basin set in vanity unit with integrated storage. Part tiled walls. Tiled floor. Radiator. Two mirrored wall storage units with integrated demisters and internal shaver points.

Driveway

Paved driveway providing off road parking.

Garage

18'8" x 8'7"

With up and over door. Side access door. Power and lighting. Pitched roof with loft access.

Garden

To the rear of the property you will find an attractive and generously sized garden which is privately enclosed with timber fencing to the boundaries and adorned with established plants, trees and shrubbery to the borders. There is a paved patio seating area located outside the reception, creating an ideal space for outdoor entertainment or relaxing in the sunshine. A gate to the side of the property provides access to the front. A timber storage shed is also included in the sale.

Tenure

Freehold

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 license. 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

Opening hours

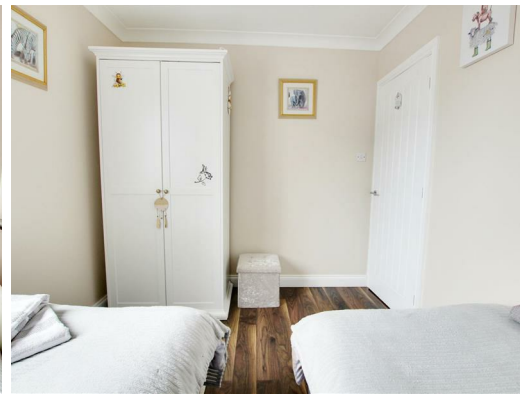
Viewing by appointment through Choice Properties on 01507 472016.

Council Tax Band

Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
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

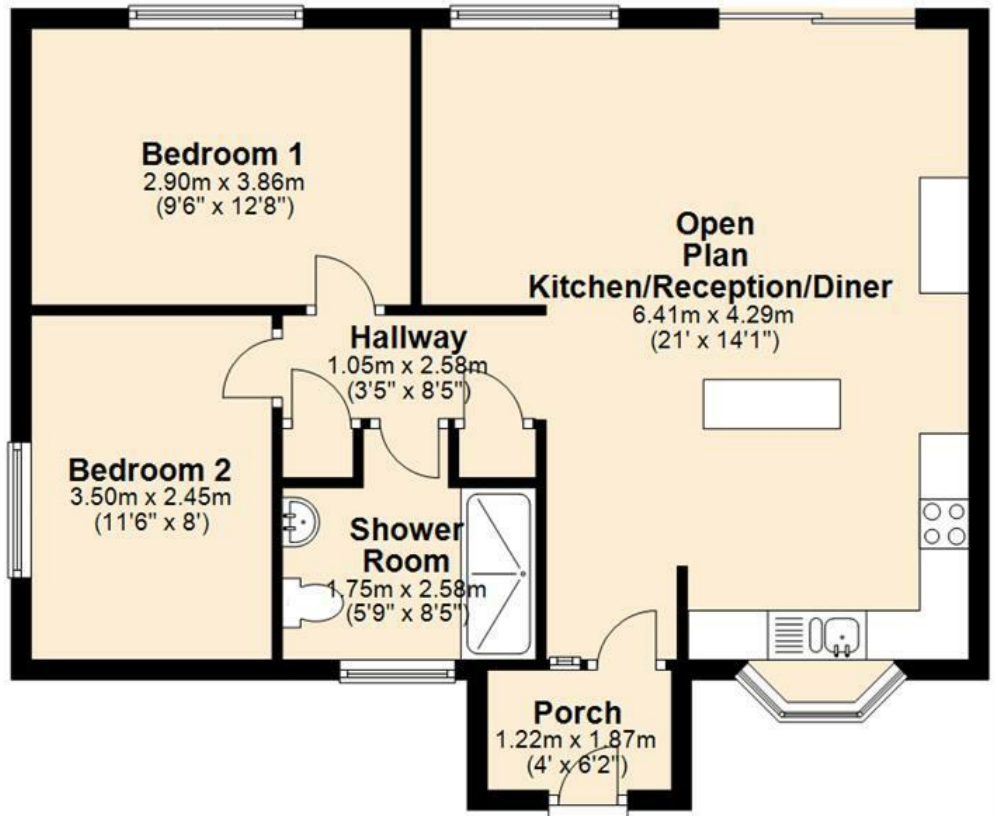
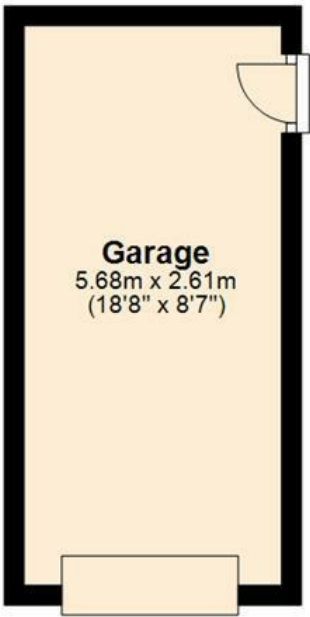
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Ground Floor

Approx. 78.8 sq. metres (848.2 sq. feet)



Total area: approx. 78.8 sq. metres (848.2 sq. feet)

Directions

From our Mablethorpe office head north along Victoria Road to the traffic lights. At the traffic lights turn left onto the High Street. Follow along onto Alford Road and turn right onto Golf Road. Orchard Way is the next turning on the right.

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	

