CHOICE PROPERTIES

Estate Agents

10 Mayflower Way, Mablethorpe, LN12 1EY

Price £183,000

Choice Properties are delighted to bring to the market this superb and stylish two bedroom semi-detached bungalow, which has recently undergone extensive renovation by the current sellers to an immaculate standard. This beautiful bungalow further benefits from spacious driveway and attractive and well tended gardens. Early viewing is highly advised!

Offering generously proportioned rooms throughout, the abundantly light and beautifully presented accommodation comprises:-

Hallway
12'2" x 4'3"
L-shaped hallway, loft access, built in storage cupboard.

Reception room
16'4" x 10'10"
Abundantly light reception room, large uPVC double glazed picture window, TV Aerial point.

Kitchen
9'8" x 10'7"
Fitted with a stylish range of wall and base units with complimentary worksurfaces over, one and a half bowl stainless steel sink unit with drainer and mixer tap, integral cooker, four ring hob with featured stainless steel extractor hood over, space for fridge/freezer, plumbing for a washing machine, space for a tumble dryer, breakfast bar, wall mounted combination boiler (recently installed), wall mounted fuse box, partly tiled walls, uPVC double glazed window.

Office/Dressing room
7'8" x 7'10"
Ideal office/dressing room but can be used for various uses.

Bedroom 1
11'8" x 10'8"
Spacious double bedroom with uPVC double glazed window.

Bedroom 2
7'8" x 10'9"
Double bedroom with uPVC double glazed French patio doors to the rear aspect.

Shower room
6'10" x 5'11"
Fitted with a modern three piece suite comprising large walk in shower cubicle with mains Waterfall shower over, wash hand basin and w.c. set into featured vanity unit, tiled walls, chrome heated towel rail, uPVC double glazed window.

Driveway
Paved driveway providing off road parking for several vehicles including a caravan/motorhome.

Garden
To the rear of the property you will find a privately enclosed and beautifully maintained garden with timber fencing to the boundaries. The garden is neatly laid to lawn and features a variety of raised beds and potted plants, trees and shrubbery to the borders. There is a paved patio seating area which is perfect for relaxing in the sunshine or outdoor dining. Paved stepping stones lead towards the useful timber storage shed to the rear. To the side of the bungalow is a further decked area. Tiber gates to the side provide access to the front.

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

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.

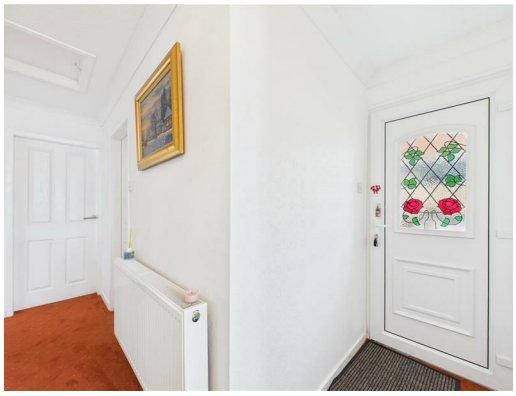
Viewing arrangements

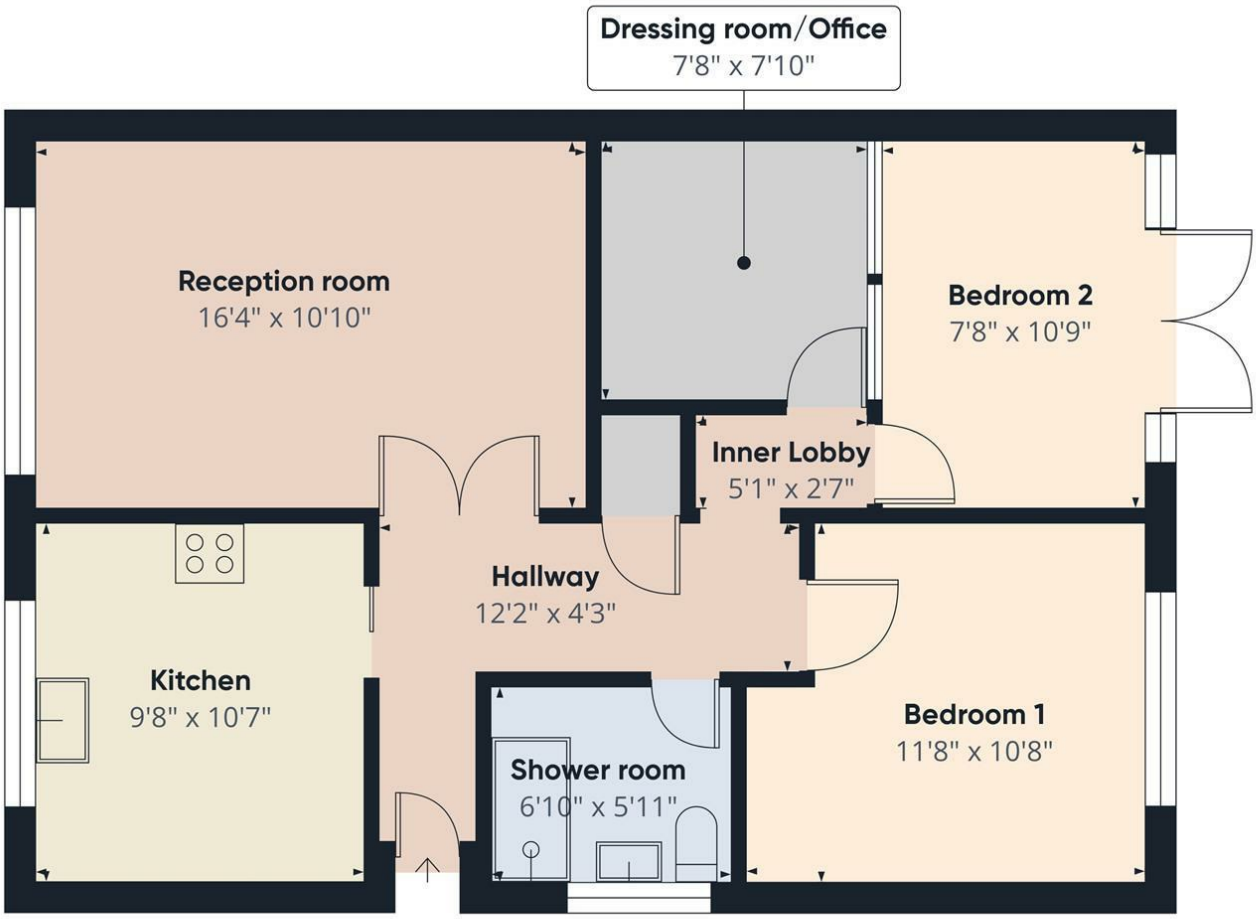
By appointment through Choice Properties on 01507 472016

Opening hours

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

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(1)

676 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

Upon leaving the Mablethorpe office head North towards the traffic lights and turn left onto the High Street, take your fifth turning on the left onto Mayflower Way. Number 10 can then be found on your right hand side.