CHOICE PROPERTIES

Estate Agents

18 Winchester Drive, Mablethorpe, LN12 2AY

Reduced To £170,000

Choice Properties are delighted to offer for sale this beautifully presented two bedroom semi detached bungalow with a fantastic attractive garden. This superb property is located on a sought after road and is additionally offered with no upper chain. Early viewing is highly advised!

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel: (01507) 472016 Email: mablethorpe@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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The abundantly light and bright accommodation comprises:

Hallway
2'11" x 3'8"
Access to loft via loft hatch. Internal doors to bathroom bedroom 1 and bedroom 2. Power points.

Reception room
12'4" x 15'11"
Spacious living room with electric fireplace. Large uPVC double glazed window to front aspect. Two Radiators. Power points. Tv aerial point. Internal door to hallway.

Kitchen
6'1" x 13'9"
Fitted with a range of modern wall base and drawer unit with complimentary work surfaces over. Four ring electric hob with extractor hood over. Single bowl sink with mixer tap and drainer. Dual aspect uPVC windows. Part tiled walls. Integral oven. Plumbing for washing machine. Space for under counter fridge and freezer. Consumer unit. Chrome heated towel rail. Power points. Telephone point. Upvc entrance door. Internal door to living room.

Bedroom 1
9'0" x 14'8"
Double bedroom with large uPVC window to rear aspect. Radiator. Power points. Tv aerial point.

Bedroom 2
9'6" x 10'7"
Double bedroom with large uPVC window to rear aspect. Radiator. Power points. Tv aerial point.

Shower room
6'0"' x 5'10"
Fitted with a three piece suite comprising of a walk in shower, push flush wc, and a pedestal wash hand basin. Heated towel rail. Large frosted uPVC window to rear aspect. Fully waterproofed panelled walls. Spot lighting. Extractor.

Garage
8'2" x 16'8"
With up and over door, power and lighting.

Driveway
Sizeable driveway providing off street parking.

Garden
To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries. The garden is neatly laid to lawn and features an abundance of well established plants, trees and shrubbery throughout. There is also a paved patio seating area which is ideal for soaking up the sunshine or outdoor dining. There is also a useful timber shed and Greenhouse included in the sale. The garage can be accessed via the pedestrian side door via the rear garden. A gate to the side of the bungalow provides 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.

Floor 0 Building 1

Floor 0 Building 2

Approximate total area(1)

702 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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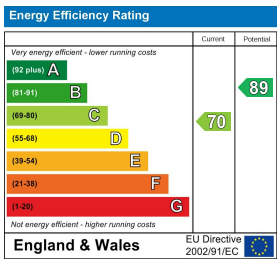
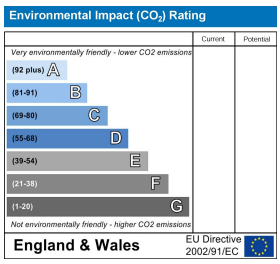
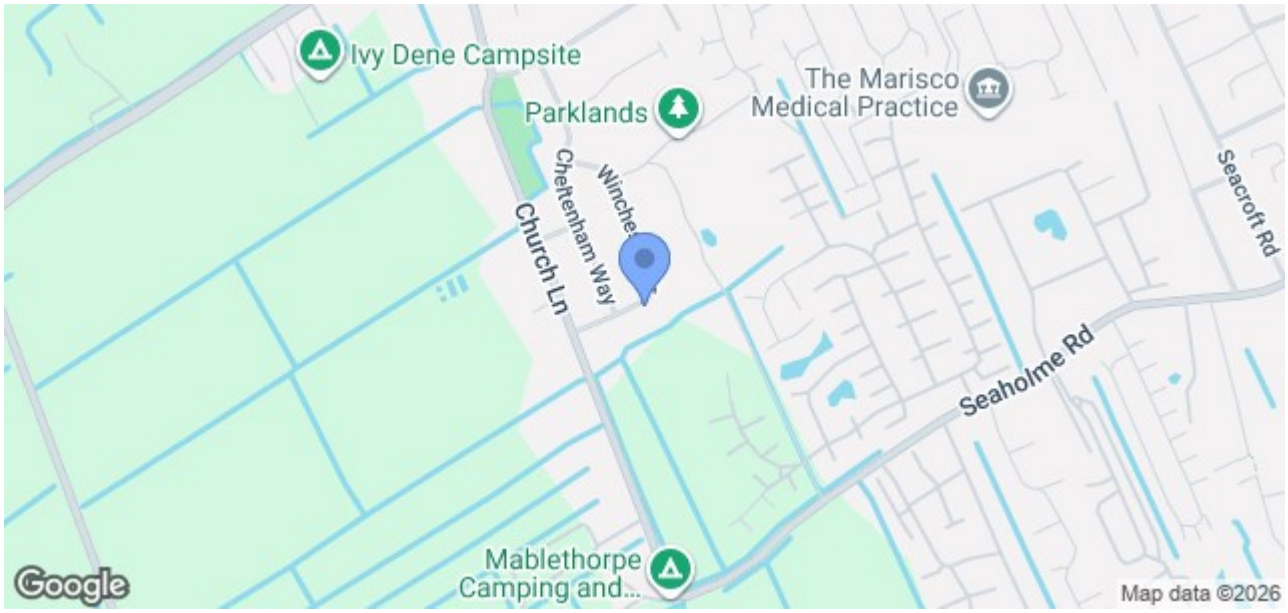
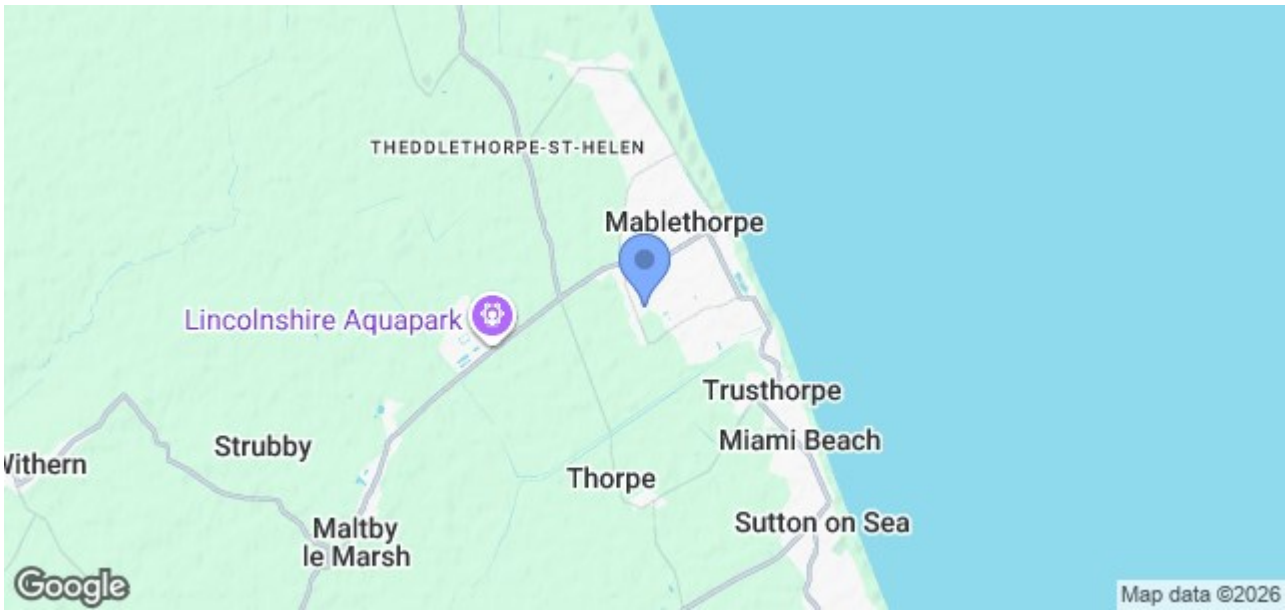
Directions

From our Mablethorpe office head north 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 18 can be found on your left hand side.