



# CHOICE PROPERTIES

*Estate Agents*

49 The Fairway,  
Mablethorpe, LN12 1LL

Price £180,000



Choice Properties are delighted to offer for sale this well presented two bedroom semi-detached bungalow, occupying a pleasant position in a sought after location just moments away from the golden sandy beaches. Offering a high quality finish throughout and a privately enclosed garden to the rear, early viewing is certainly advised.

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

### **Entrance Hall**

uPVC entrance door. Radiator. Wall mounted 'Worcester' boiler.

### **Reception Room**

Light and airy reception room. Electric feature fireplace set in feature surround with wooden mantle and tiled hearth. Two Radiators. TV aerial point.

### **Kitchen**

Fitted with wall and base units with work surfaces over, 1.5 bowl resin sink unit and drainer with mixer tap, plumbing for a washing machine, cooker point with extractor over.

### **Conservatory**

With polycarbonate roof. Radiator. Space for freestanding fridge/freezer. uPVC door leading to the garden.

### **Lobby**

Loft access.

### **Bedroom 1**

Spacious double bedroom. Radiator.

### **Bedroom 2**

Double bedroom. Radiator.

### **Shower Room**

Fitted with a three piece suite comprising shower enclosure with electric shower over, dual flush wc and hand wash basin set in vanity unit. Radiator.

### **Driveway**

Block paved driveway providing off road parking.

### **Garden**

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid mostly to lawn, features a number of plants, shrubs and bushes and benefits from a useful timber shed.

### **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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

### **Viewing Arrangements**

By appointment through Choice Properties on 01507 472016.

## **Opening Hours**

Monday - Friday: 9am - 5pm

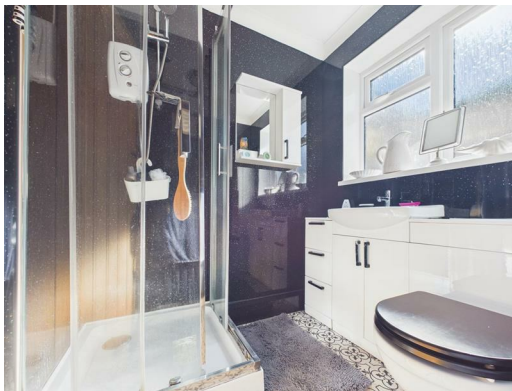
Saturday: 9am - 3pm

## **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.







# Directions

From our office head north along Victoria Road, at the traffic lights turn right onto the High Street, at the junction take a left turn onto Quebec Road. Carry on along this road and then take your 1st left after the cinema onto Golf Road. The Fairway is located on the 3rd right off this road and number 49 can be found at the bottom of the cul de sac on your left 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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

