CHOICE PROPERTIES
Estate Agents

18 Mayflower Way, Mablethorpe, LN12 1EY

Price £265,000

Choice Properties are excited to bring to the market this fantastic three bedroom detached bungalow, situated on a large corner plot in the quiet residential road of Mayflower Way.
This bungalow has three double bedrooms, shower room, reception room and kitchen, with the added bonus of a large utility room with a separate WC, integral garage and parking for several cars.
Early viewing is advised with the property being further offered with no onward chain!

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
naea | propertymark PROTECTED

Benefitting from uPVC double glazing and gas central heating, the spacious and well laid out internal accommodation consists of:

Hallway
3'9" x 25'11"
uPVC door with doors and access to;

Reception Room
20'6" x 14'11
Light and airy reception room, with dual aspect windows and sliding patio doors to side aspect; giving access to the side garden area.

Kitchen
11'3" x 11'6"
Fitted with a range of wall and base units with worktop over, one bowl resin sink with drainer and mixer tap, integrated hob, integrated eye level oven, space for a freestanding fridge/freezer, space for a dishwasher, partly tiled walls and ample space for a dining table.

Shower Room
9'1" x 6'5"
Fitted with a three piece suite comprising a a large walk in shower tray with mains fed double shower head over, pedestal hand wash basin with single hot and cold taps, WC with cistern lever, partly mermaid boarded walls, partly tiled walls.

Bedroom 1
11'11" x 11'0"
Double bedroom. Radiator.

Bedroom 2
11'4" x 10'10"
Double bedroom. Radiator.

Bedroom 3
12'0" x 9'1"
Double bedroom. Radiator.

Utility Room
11'5" x 5'2"
With access through the garage, this perfect positioned utility room has access to the back garden, perfect for animals.
The utility room is fitted with a stainless steel sink with single hot and cold taps and also houses the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

WC
5'10" x 2'10"
WC and sink with separate hot and cold taps.

Garage
16'1" x 8'6"
Electric roller door, housing the consumer unit and two access points through to the main house and the utility room.

Garden & Driveway
Patio style paved back garden enclosed with timber fencing, wrap around front garden laid with shingle and parking for several cars.

Tenure
Freehold.

Viewing Arrangements
Please contact our Mablethorpe office on 01507 472026 to arrange a viewing.

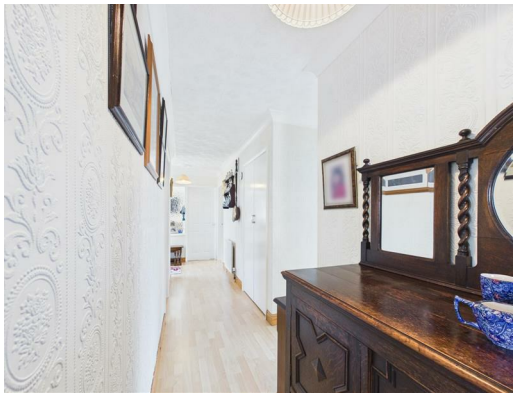
Making An Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you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

Opening Hours
Mon-Fri 9am-5pm, Saturday 9am-3pm.

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No
Website: www.e-lindsey.gov.uk

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

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.



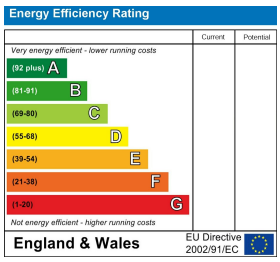
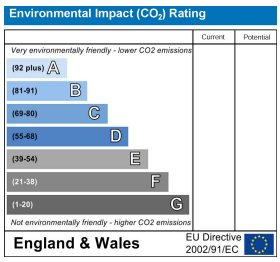
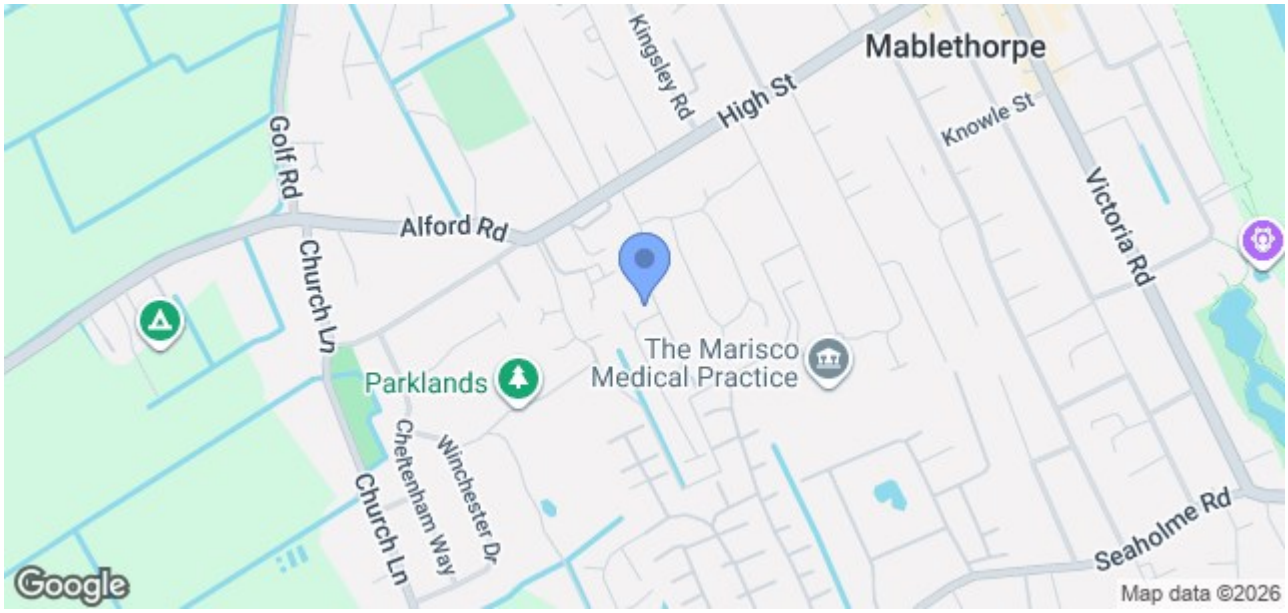
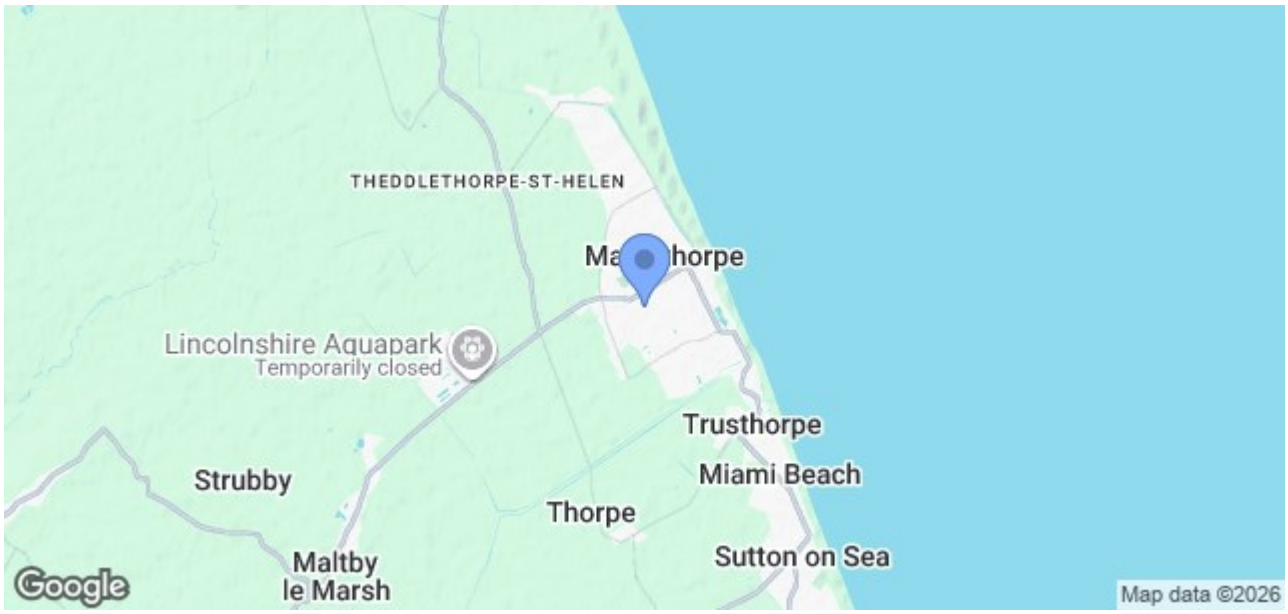
Approximate total area(1)

1197 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.

GIRAFFE360

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 and Number 18 can be found on your right hand side on the corner.