CHOICE PROPERTIES

Estate Agents

# 21 Winchester Drive, Mablethorpe, LN12 2AY

## Price £235,000

Choice Properties are delighted to offer for sale this spacious two bedroom detached bungalow, occupying a pleasant residential position in the sought after Winchester Drive. Further benefitting from ample off road parking, privately enclosed gardens, and solar panels which are owned outright, early viewing is certainly advised!

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
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The Property Ombudsman
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Benefitting from gas central heating and uPVC double glazing, this spacious accommodation comprises:

**Entrance Hall**
uPVC entrance door. Loft access. Thermostat controls. Radiator. Doors to:

**Reception Room**
Light and airy reception room with angled bay window to the front. TV aerial point. Gas fire. Radiator.

**Kitchen**
Fitted with a range of base units with work surfaces over, stainless steel sink unit and drainer, plumbing and space for a washing machine, cooker point. Space for freestanding fridge/freezer. Wall mounted gas 'Worcester' boiler. Wall mounted electric consumer unit. Space for table and chairs. Part tiled walls. Radiator.

**Bedroom 1**
Spacious double bedroom. Radiator. Sliding doors leading to the conservatory.

**Conservatory**
With polycarbonate roof and uPVC door leading to the garden.

**Bedroom 2**
Double bedroom. Radiator.

**Shower Room**
Fitted with three piece suite comprising shower enclosure, pedestal hand wash basin and wc. Radiator. Part tiled walls.

**Driveway**
Providing ample off road parking and leading to the garage.

**Garage**
With up and over door, side access pedestrian door, power and lighting.

**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 for ease of maintenance.

**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.

**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.

**Approximate total area**(1)

851 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 then your second left on to Winchester Drive.