



# CHOICE PROPERTIES

*Estate Agents*

Cyran Saltfleet Road,  
Mablethorpe, LN12 1NS

£399,950



It is a pleasure for Choice Properties to bring to the market this spacious and immaculately presented three bedroom (1 en-suite) detached bungalow, situated in the most sought after location, overlooking open field views to the rear. The property further benefits from double garage, large driveway and sits proudly upon well tended gardens. Viewing is highly advised.

Offering generously proportioned rooms throughout, the beautifully maintained and abundantly bright accommodation comprises:-

### **Entrance lobby**

5'2" x 9'7"

Tiled flooring, doors to bedroom 1 and utility room, door to:-

### **Hallway**

Light and airy spacious hallway, ideal dining or office space.

### **Reception Room**

20'3" x 12'2"

Bay window to the front aspect, electric fire set into featured surround with wooden mantle, TV Aerial point, telephone point, French double opening doors leading into:-

### **Conservatory**

11'6" x 19'1"

Polycarbonate pitched roof, radiator, dual aspect windows overlooking beautiful open views to the rear, pedestrian door to the rear aspect leading into the garden.

### **Kitchen**

11'10" x 12'2"

Fitted with a range of wall and base units with worktops over, one and a half bowl resin sink unit with drainers and mixer tap, integral cooker, four ring electric hob with featured extractor over, integrated fridge/freezer and dishwasher, plumbing for a washing machine, boiler, partly tiled walls, inset spot lights to the ceiling, door to side aspect leading into the conservatory.

### **Utility Room**

5'5" x 9'7"

Fitted base units with worktops over, extra appliance space, ample storage, loft access.

### **Bedroom 1**

14'4" x 10'0"

Remarkably spacious double bedroom with window to the side aspect.

### **En-suite Shower Room**

Fitted with a two piece suite comprising shower cubicle with electric shower over, wash hand basin with single taps, tiled flooring.

### **Bedroom 2**

13'9" x 13'8"

Remarkably spacious double bedroom with window to the rear aspect.

### **Bedroom 3**

11'1" x 10'0"

Spacious double bedroom with window to the side aspect, built in wardrobes.

### **Shower Room**

8'2" x 8'5"

Fitted with a three piece suite comprising shower cubicle with

### **Driveway**

Spacious driveway providing off road parking for several vehicles, including a caravan/motorhome.

## **Double Garage**

17'0" x 19'11"

Electric roller door, power and lighting, fuse box, electric meter, pedestrian door to the side aspect.

## **Garden**

The property is fronted with double opening wrought iron gates, with driveway leading down towards the double garage. The front garden is mainly laid to lawn with hedging and bricked boundaries. There is a beautiful water feature located outside the front entrance door, which stands on a gravelled surface and is surrounded with an abundance of plants, trees and shrubbery. To the rear of the property you will find a well tended lawn garden with established hedging and trees to the borders and overlooking the most stunning open field views to the rear. There is a paved patio seating area located outside the conservatory. A gate to the side of the bungalow provides access to the front garden.

## **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 C

## **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**

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

## **Viewing arrangements**

By appointment through Choice Properties on 01507 472016.

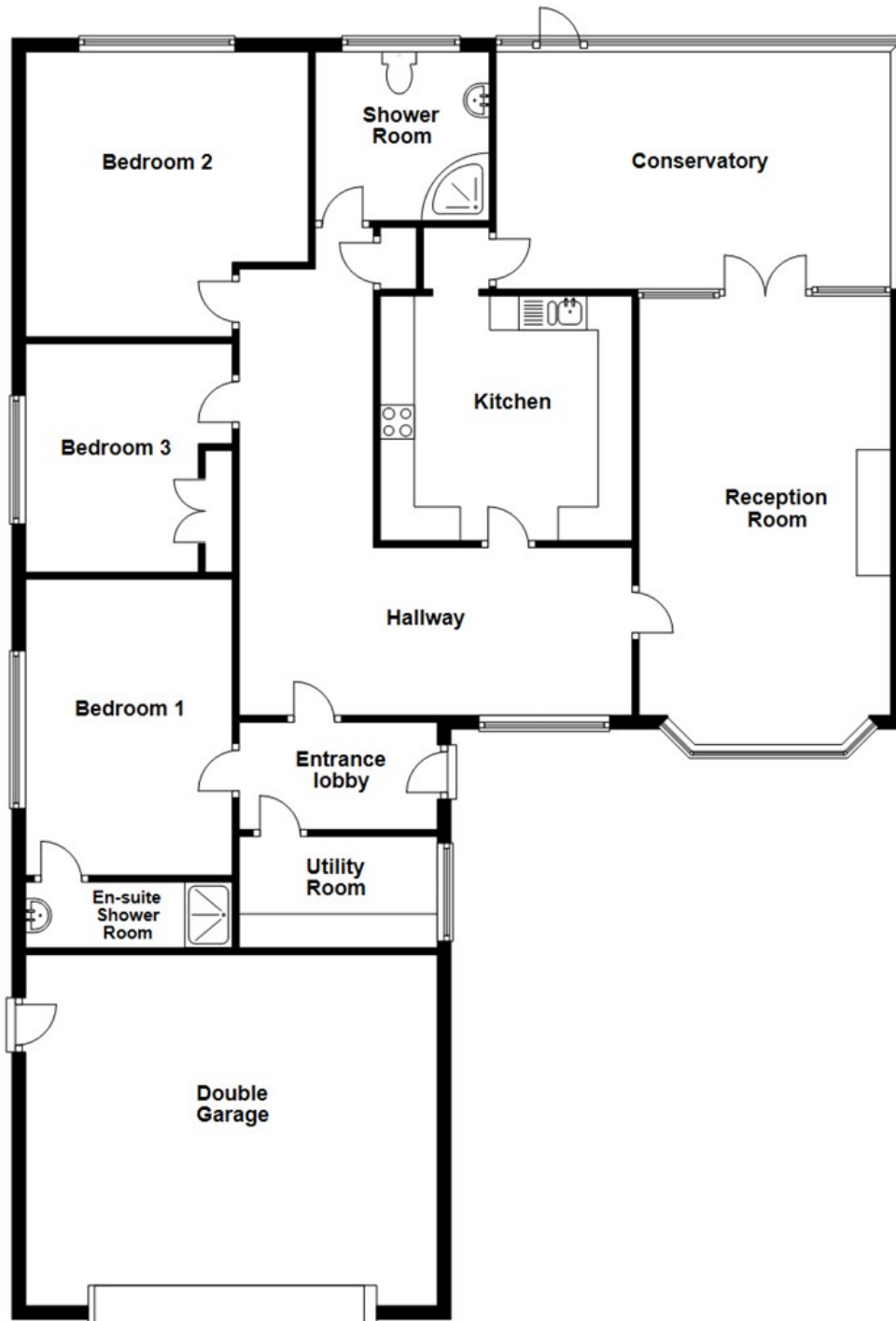
Upon leaving the Mablethorpe office head North towards the traffic lights and turn right onto the High Street, at the pullover turn left onto Quebec road. Travel along Quebec road and follow the road onto Kent Avenue, at the cross roads turn right onto Mablethorpe Road (A1031). Continue along this road into Theddlethorpe, go past the church and Cyran can be found a short way along on the right hand side of the road.







Ground Floor



# Directions

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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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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