



# CHOICE PROPERTIES

## *Estate Agents*

31 Faldos Way,  
Mablethorpe, LN12 1NF

Reduced To £259,700



It is a pleasure for Choice Properties to introduce to the market this most beautifully presented two bedroom detached bungalow, situated in a quiet residential part of Mablethorpe, within close proximity of both the local amenities and golden sandy beaches. Boasting an easy to maintain garden, off road parking and a generously proportioned interior, early viewing is most certainly advised!

Benefitting from gas central heating and uPVC double glazing, this spacious accommodation comprises:

### **Hallway**

Front door leading into the hallway. Built in storage cupboard and a built in airing cupboard with shelving, access to the loft space Doors to:

### **Reception Room**

Light and airy reception room, gas fire, and TV aerial.

### **Kitchen**

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, electric oven and hob with extractor hood over, door leading to

### **Utility Area**

Fitted with wall and base units with worktop over, plumbing for a washing machine, tumble dryer, door leading to the garage.

### **Bedroom 1**

Spacious double bedroom.

### **Bedroom 2**

Double bedroom.

### **Bathroom**

Fitted with a three piece suite comprising a panelled bath tub, shower ,hand wash basin with single hot and cold taps and WC with dual flush button, partly tiled walls.

### **Driveway**

Paved driveway providing off road parking.

### **Garage**

rear composite pedestrian door, power and lighting and the garage also houses the wall mounted combination boiler; supplying both the central heating and hot water systems.

### **Garden**

The property further benefits from a privately enclosed garden to the rear with timber fencing to the boundaries. The garden is mainly laid to lawn and features a paved patio area for ease of maintenance as well as a useful timber summerhouse.

### **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 B.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 472016.

## **Opening Hours**

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

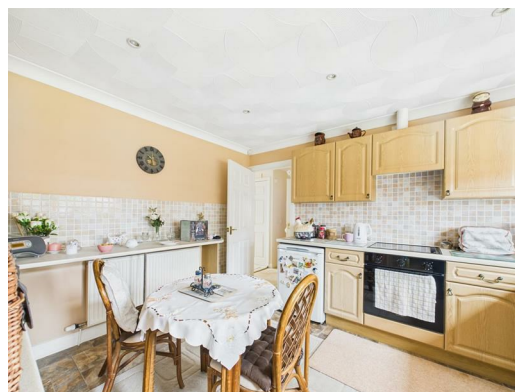
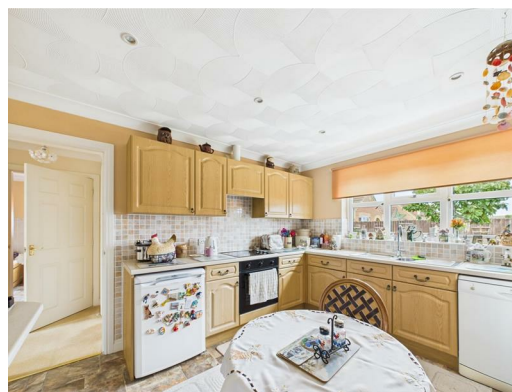
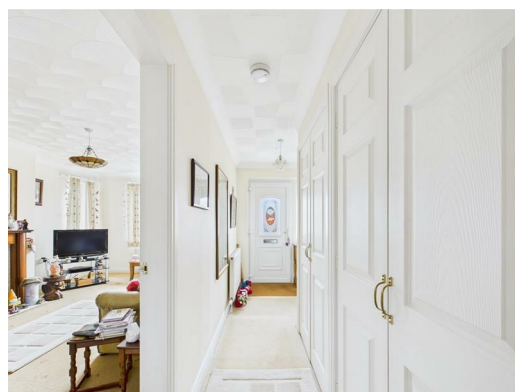
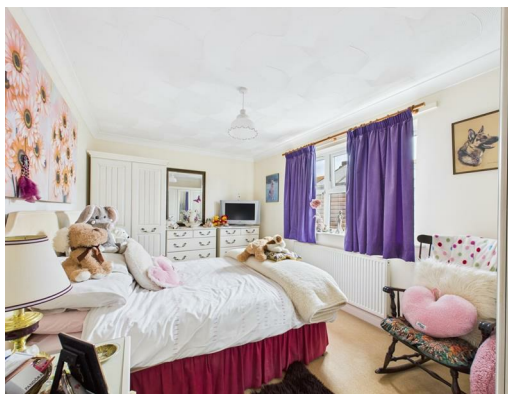
Saturday 9.00 a.m. to 3.00 p.m.

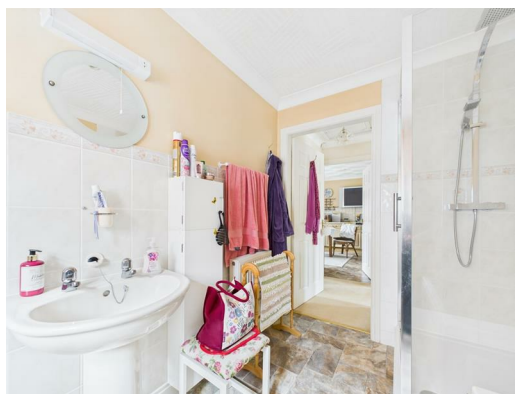
## **Making an Offer**

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 regulations 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.

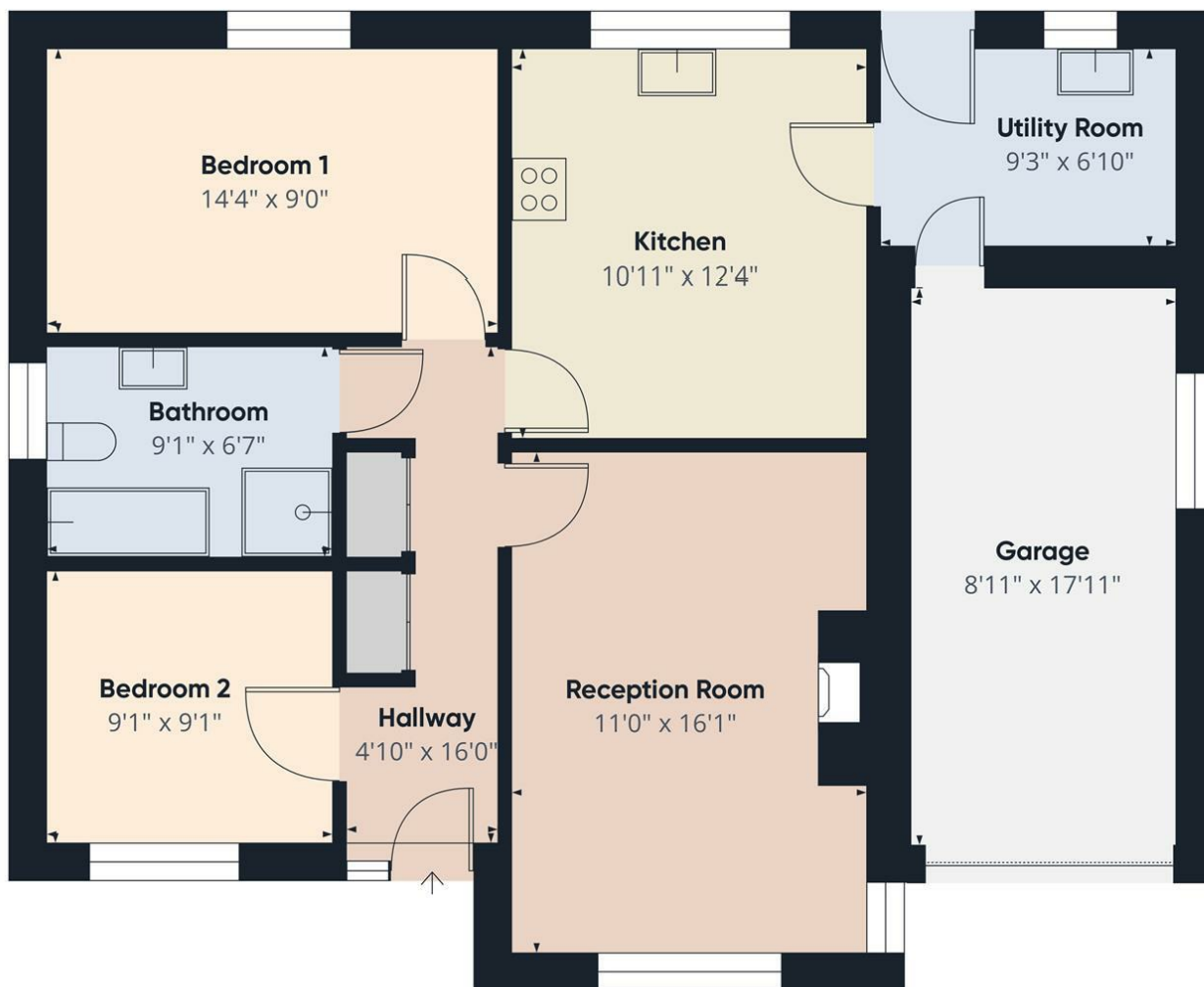
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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<sup>m</sup>  
889 ft<sup>2</sup>

(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

Upon leaving our 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 until you reach the cinema then take your immediate left onto Golf Road. Faldos Way is the second turning on the right.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         |           | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-60) D                                   |         |           | (55-60) D                                                       |         |           |
| (39-54) E                                   |         |           | (39-54) E                                                       |         |           |
| (21-38) F                                   |         |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

