



# CHOICE PROPERTIES

*Estate Agents*

40 Faldos Way,

Mablethorpe, LN12 1NF

Offers In The Region Of £300,000



Choice Properties are delighted to bring to the market this stunning and expansive three bedroom (1 en-suite) detached bungalow, situated in the most sought after location, just a short distance from the local amenities and award winning beaches. The bungalow further benefits from driveway with garage, providing ample parking for vehicles, including a caravan/motorhome. Viewing is highly advised!

Offering generously proportioned rooms throughout with the most desirable layout, the abundantly light and beautifully maintained accommodation comprises:-

### **Entrance Porch**

3'05" x 4'04"

uPVC front entrance door leading into the entrance porch with a uPVC cladded ceiling and door into the:

### **Hallway**

26'04" x 3'03"

Providing loft access and featuring a telephone point, two storage cupboards with railing and shelving, laminate flooring and doors to:

### **Kitchen**

15'10" x 6'05"

Stylish kitchen fitted with a range of wall and base units with worktop over, one bowl resin sink with drainer and mixer tap, four ring 'AEG' induction hob with 'AEG' extractor hood over, integrated 'Zanussi' dishwasher, double electric 'Bosch' oven, space for a freestanding fridge/freezer, heated towel rail, plumbing and space for a washing machine.

### **Reception Room**

18'02" x 23'02"

Expansive reception room benefiting from double aspect windows, a dual fuel stove set on a tiled hearth, ample space for a dining table, TV aerial, laminate flooring and double opening 'French' doors to:

### **Sun Room**

10'06" x 11'11"

Light and airy Sun Room benefiting from triple aspect windows, sliding patio doors out into the rear garden, a TV aerial, telephone point, laminate flooring and an apex glass roof.

### **Bedroom 1**

13'00" x 9'08"

Double bedroom with laminate flooring, built in storage up and around the bed frame and a door to the en-suite shower room.

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

3'07" x 8'08"

Fitted with a three piece suite comprising a shower cubicle with folding door and marina shower head over, pedestal hand wash basin with mixer tap and WC with dual flush button, heated towel rail, light with shaver point, part tiling to the walls and an extractor vent.

### **Bedroom 2**

12'04" x 8'09"

Double bedroom with laminate flooring and built in storage up and around the bed frame.

### **Bedroom 3**

8'01" x 8'09"

Small double bedroom with laminate flooring and a TV aerial.

### **Shower Room**

5'00" x 8'08"

Fitted with a modern three piece suite comprising a shower cubicle with a sliding door and mains fed shower head over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, built in storage cupboard, tiled walls, inset spot lighting, light with shaver point, heated towel rail and an extractor vent.

### **Driveway**

Expansive block paved driveway providing ample off road parking for multiple vehicles.

## **Garage**

16'08" x 8'11"

With an up and over door, power and lighting, rear window and the garage also houses the wall mounted 'Potterton' combination boiler; supplying both the central heating and hot water systems.

## **Garden**

The property is fronted by a low maintenance garden laid with slate featuring a well established shrub to the centre. There is an additional garden to the left of the bungalow which also belongs to the property and features plants, trees and shrubbery throughout.

To the rear of the property you will find a privately enclosed garden mainly laid to lawn with timber fencing to the boundaries. The garden benefits from an array of well established plants, shrubs and fruit trees to the borders. The idyllic garden additionally features ample storage with two useful sheds, a paved patio seating area, outside tap and a further enclosed block paved area providing extra off road parking.

## **Tenure**

Freehold.

## **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 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.

## **Council tax band**

Local Authority - East Lindsey District Council,

Tedder Hall,

Manby Park,

Louth,

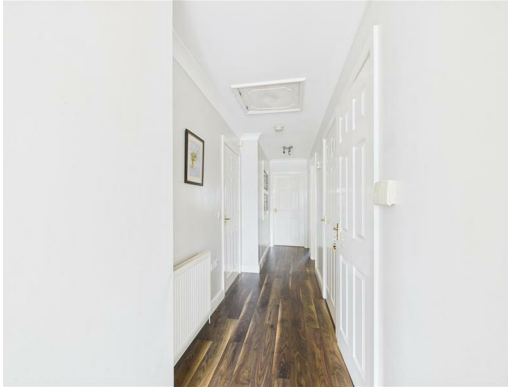
LN11 8UP

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.

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>  
1226.54 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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# Directions

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 until you reach the cinema then take your immediate left onto Golf Road. Faldos Way is the second turning on the right and number 40 is located on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			75
(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	

