CHOICE PROPERTIES
Estate Agents

16A Faldos Way, Mablethorpe, LN12 1NF

Price £189,950

It is a pleasure for Choice Properties to bring to the market this spacious two bedroom semi-detached bungalow, occupying a pleasant position in the sought after Faldos Way, just moments away from the golden sandy beaches. Further benefitting from off road parking and a generously sized, privately enclosed garden to the rear, early viewing is certainly advised!

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 gas central heating and uPVC double glazing throughout, this impressive accommodation comprises:

Entrance Hall
3'6" x 16'0"
Composite front entrance door. Airing cupboard with radiator. Cupboard housing the wall mounted 'Vaillant' combination boiler. Loft access. Telephone point. Radiator. Doors to:

Kitchen
7'6" x 10'7"
Fitted with wall and base units with work surfaces over, 1.5 bowl stainless steel sink unit and drainer with mixer tap, integral oven and four ring gas hob with extractor over, plumbing and space for a washing machine. Space for a freestanding fridge/freezer. Part tiled walls. Radiator.

Reception Room
11'6" x 16'6"
Light and airy reception room with uPVC double doors leading into the conservatory. TV aerial point. Radiator.

Conservatory
11'2" x 9'0"
With a polycarbonate roof and double opening patio doors leading to the garden. Air conditioning.

Bedroom 1
9'4" x 11'3"
Spacious double bedroom. Radiator.

Bedroom 2
9'3" x 10'10"
Double bedroom. Radiator.

Shower Room
5'8" x 6'10"
Fitted with a three piece suite comprising shower enclosure with mains fed shower over, pedestal hand wash basin with mixer tap, and dual flush wc. Tiled walls. Radiator.

Driveway
Providing off road parking.

Garden
To the rear of the property is a privately enclosed, generously sized garden with timber fencing to the boundaries. While the garden is mostly laid to lawn for ease of maintenance, there is the added benefit of a timber decked seating area as well as a useful timber shed and greenhouse.

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 A.

Viewing Arrangements

By appointment through Choice Properties on 01507 472016.

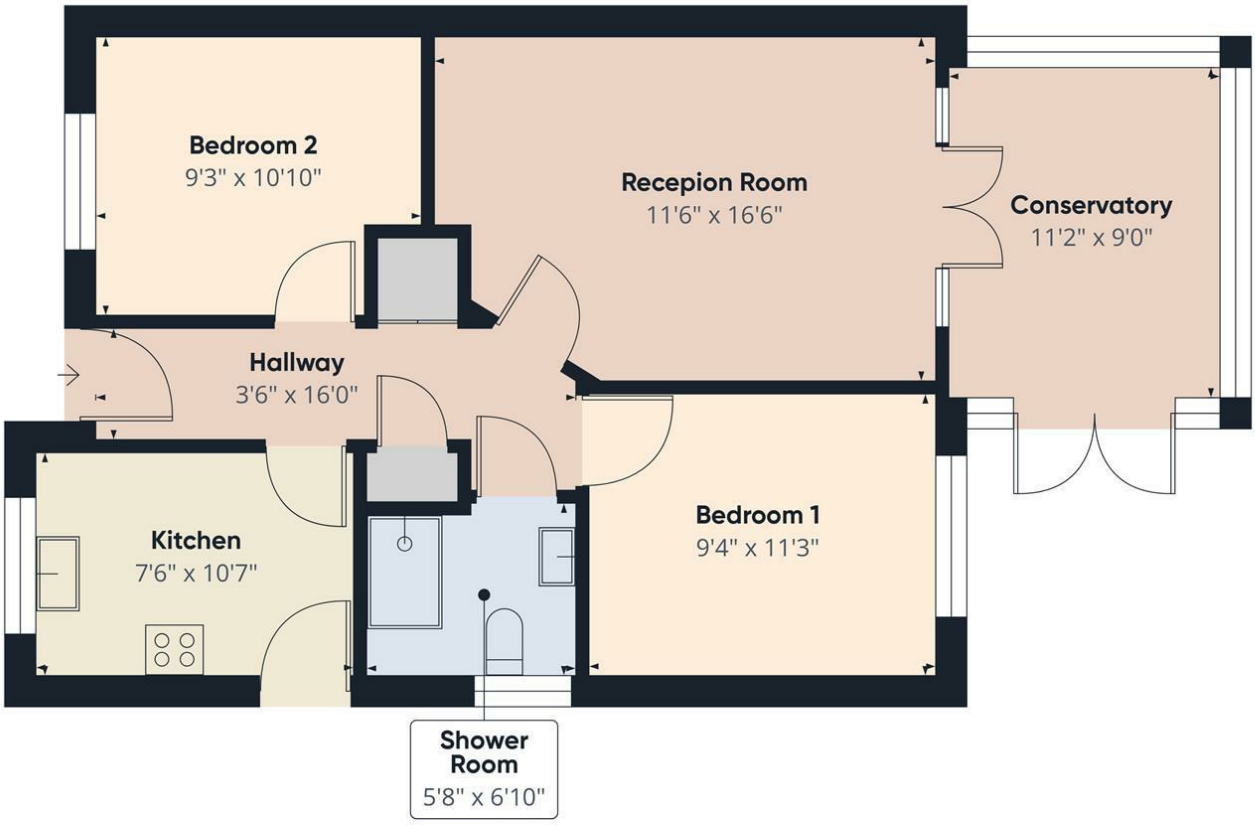
Opening Hours

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.



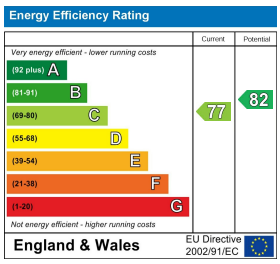
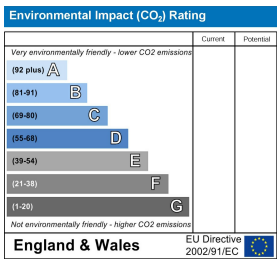
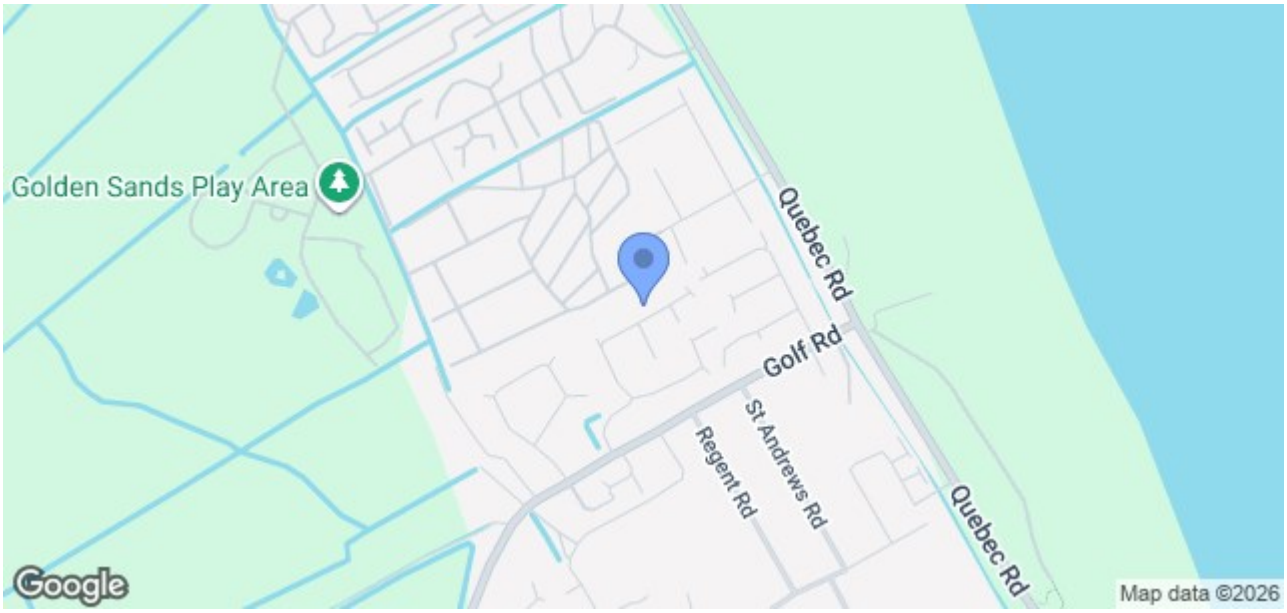
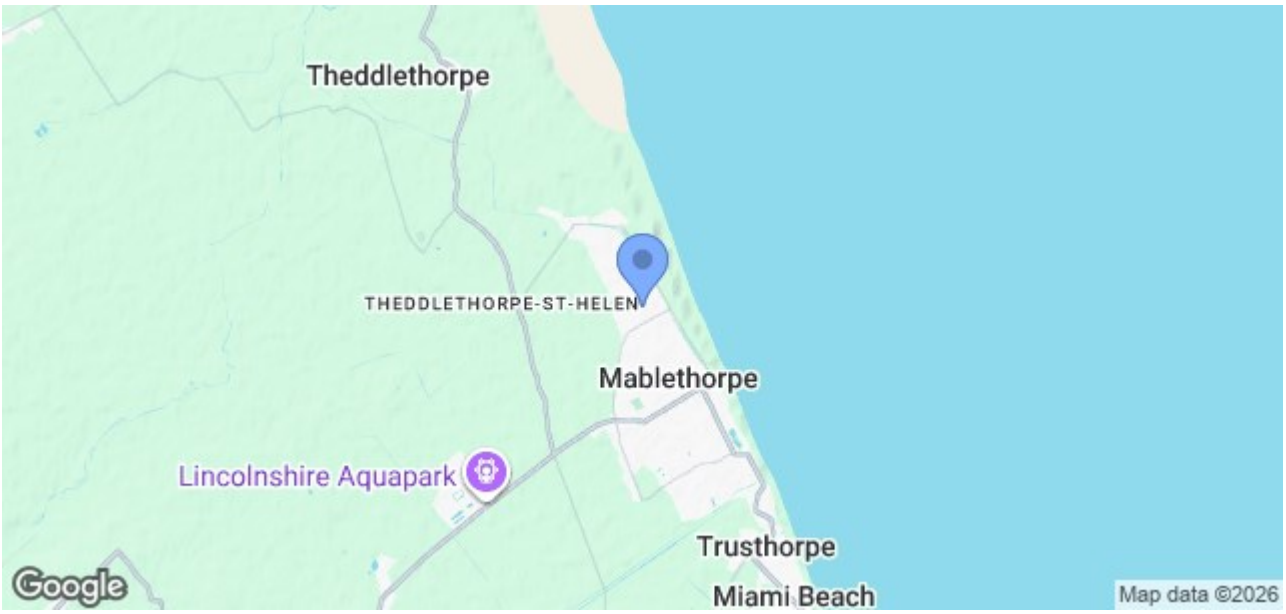
Approximate total area(1)

692 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

From our Mablethorpe office, head north towards the traffic lights and turn right onto the High Street. Take a left at the end of the road onto Quebec Road and follow this until you reach the left turning opposite Sea View car park to go on Golf Road. Faldos Way will be found on your right hand side of Golf Road around half way up. Once on Faldos Way, take a left towards Rose Grove and number 16a will be found on your left hand side.