CHOICE PROPERTIES
Estate Agents

23 Winchester Drive, Mablethorpe, LN12 2AY

Reduced To £235,000

Choice Properties are proud to offer for sale, this generously proportioned two bedroom detached bungalow, located on the popular, quite road of Winchester Drive, only a short distance, from both the local amenities and award winning golden sandy beaches of Mablethorpe. Being offered with no onward chain, early viewing is most certainly advised.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
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Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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Benefitting from gas central heating and uPVC double glazing throughout, this spacious accommodation comprises:

Entrance Porch
4'08" x 6'09"
Double aspect windows.

Hallway
11'09" x 4'03"
Doors to:

Kitchen
9'10" x 8'10"
Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with single hot and cold taps. Integrated cooker. Tiled splashbacks.

Reception Room
11'10" x 16'03"
Light and airy reception room , fitted with a electric fireplace and a TV aerial.

Dining Room
9'09" x 8'10"
Providing ample space for a dining table with sliding patio doors to the sunroom.

Utility Area
6'06" x 6'06"
Fitted with a range of wall and base units with worktop over, space for a freestanding fridge/freezer, and plumbing for a washing machine.

Bedroom 1
9'11" x 14'11"
Spacious double bedroom.

Bedroom 2
8'04" x 14'11"
Double bedroom.

W.C
6'06" x 2'10"
Obscure double glazed window, white suit comprising low level W.C, vanity hand was basin with mixer tap. Tiled walls. Radiator.

Shower Room
5'06" x 7'07"
Obscure double glazed window, white suit comprising low level W.C, vanity hand was basin with mixer tap .Tiled shower cubicle , tiled walls.

Conservatory
6'09" x 22'00" extending to 14'04" x 6'06"
With polycarbonate roof. Double opening sliding doors leading to the garden.

Garden
To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is mainly slabbed for ease of maintenance and includes a useful timber shed.

Driveway
Providing off road parking.

Garage
18'02" x 8'11"
With up and over door, power and lighting.

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 C.

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.

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)

1328 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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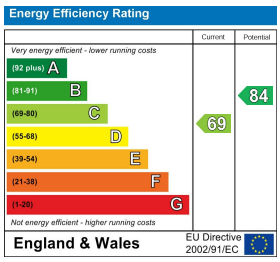
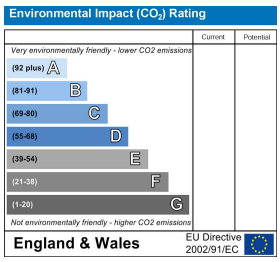
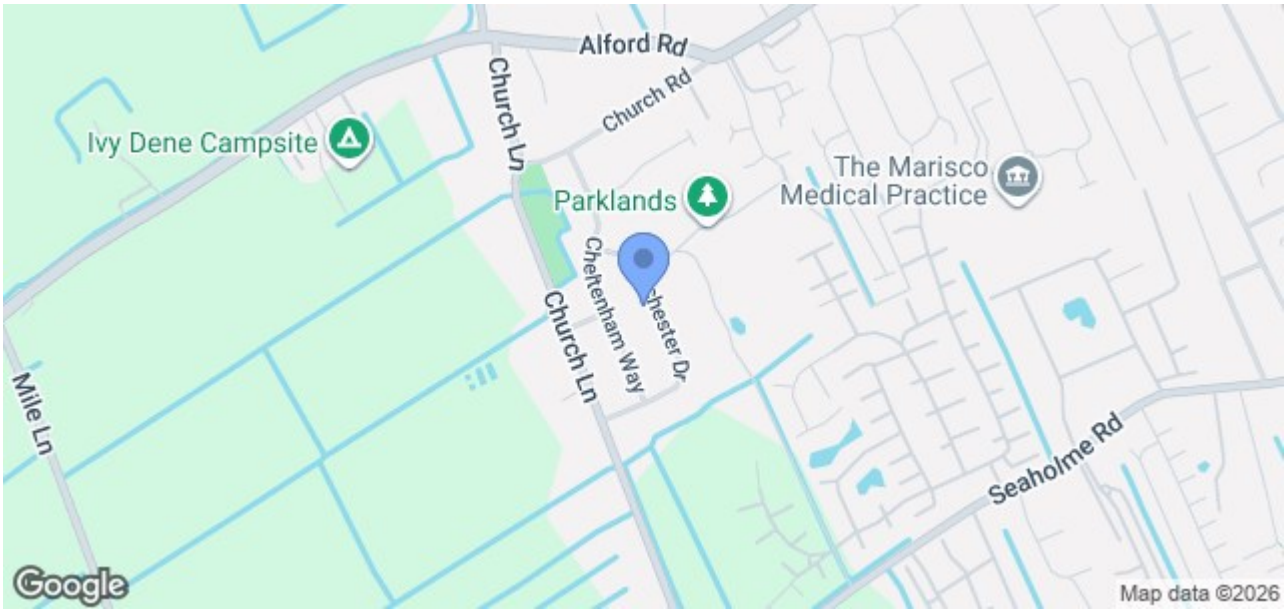
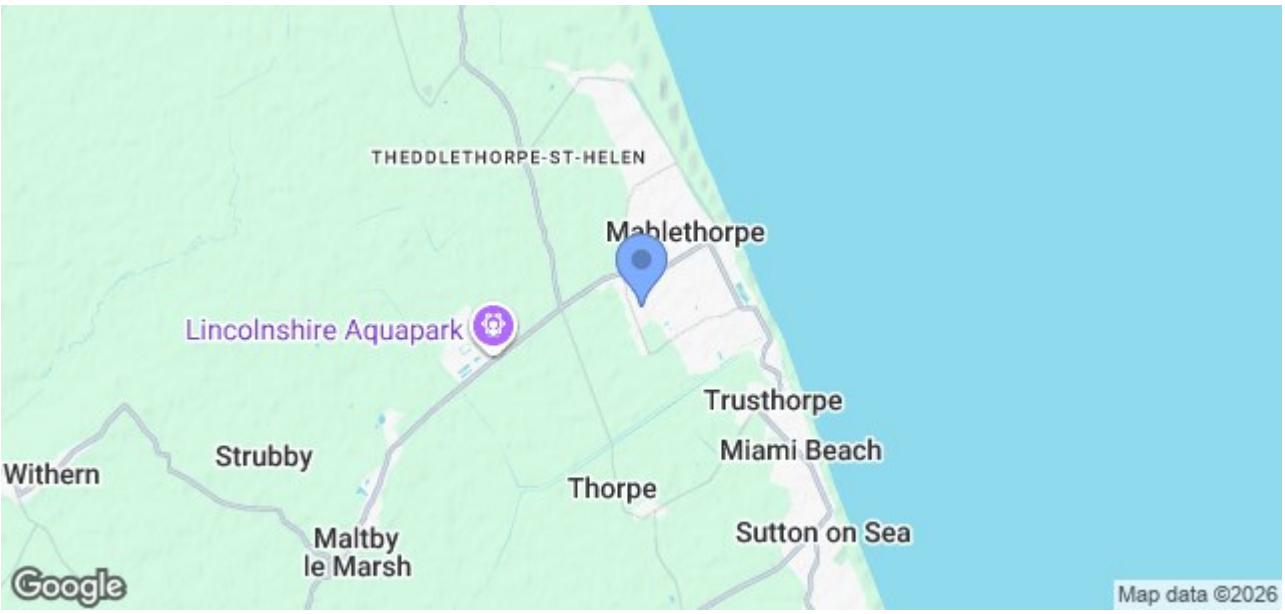
Directions

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.