



CHOICE PROPERTIES

Estate Agents

11 Winchester Drive,
Mablethorpe, LN12 2AY

Price £299,950



Choice Properties are delighted to offer for sale this remarkably spacious four bedroom detached bungalow, located in a quite residential position, only a short distance from both the local amenities and the beach. Having recently undergone a tasteful renovation, the beautifully presented bungalow provides generously proportioned room sizes as well as allowing a flexible layout. Early viewing is advised.

The well maintained accommodation benefits from a recently installed air source heat pump, solar panels with a battery, and comprises:

Hallway

6'11" x 6'7"

Inset spotlights to the ceiling, airing cupboard, built in storage cupboard housing wall mounted combination boiler, loft access.

Reception Room

14'4" x 12'5"

Bay window to front aspect, log burner set into tiled hearth with wooden mantle, ceiling fan light, TV Aerial point, telephone point.

Kitchen

14'4" x 8'10"

Fitted with a range of wall and base units with worktops over, one and a half bowl stainless steels ink unit with drainer and mixer taps, integral oven, four ring induction hob with with stainless steel extractor over, space for microwave, partly tiled walls, space for freestanding fridge/freezer, space for dishwasher, breakfast bar, inset spot lights to the ceiling.

Dining Room

8'6" x 11'3"

Space for a dining table, dual aspect windows, cladding to the ceiling, inset spot lights to the ceiling, wall lights, opening into:-

Sitting Room

8'3" x 11'3"

Spacious sitting room, TV Aerial point.

Bedroom 1

13'11" x 10'0"

Spacious double bedroom, double fitted wardrobes with double opening doors, TV Aerial point.

Bedroom 2

8'3" x 8'10"

Laminate flooring, TV Aerial point, inset spot lights to the ceiling, wall mounted thermostat controls.

Bedroom 3

8'7" x 7'10"

Double bedroom, built in cupboard.

Bedroom 4/Study

7'0" x 9'3"

Spacious single bedroom, veluxe window.

Bathroom

5'5" x 8'10"

Fitted with a three piece suite comprising a clad bath tub with single hot and cold taps and an electric 'Triton Cara' shower over, hand wash basin with mixer tap set into vanity and WC with dual flush button, tiled walls and space for a tumble dryer and plumbing for a washing machine; with worktop over.

Shower Room

8'6" x 5'7"

Fitted with a three piece suite comprising a walk in shower cubicle with an electric 'Mira Jump', hand wash basin with mixer tap and WC with dual flush button, tiling to the walls and tiled flooring, 'Intervent' extractor fan, heated towel rail and inset spot lighting.

Driveway

Stone chip resin driveway providing parking for two cars.

Garden

To the rear of the property you will find a sizeable and low maintenance garden which has been laid with artificial lawn and features a decked seating area. Attractive plants and shrubs adorn the garden along with 2 olive trees, a plum and a pear tree. There is also a useful timber shed plus a large workshop with power and lighting.

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

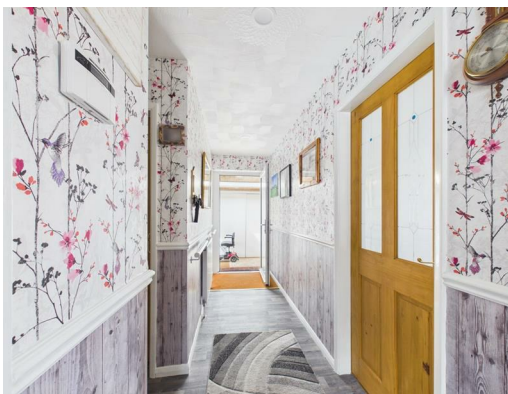
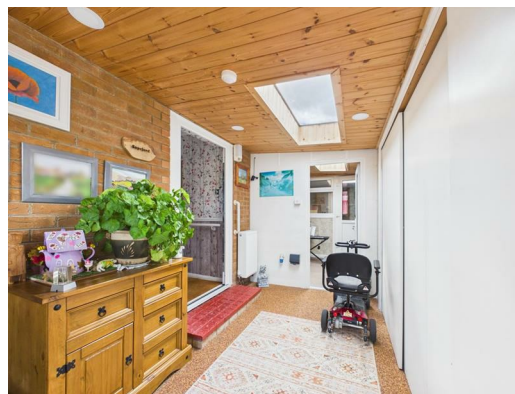
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH

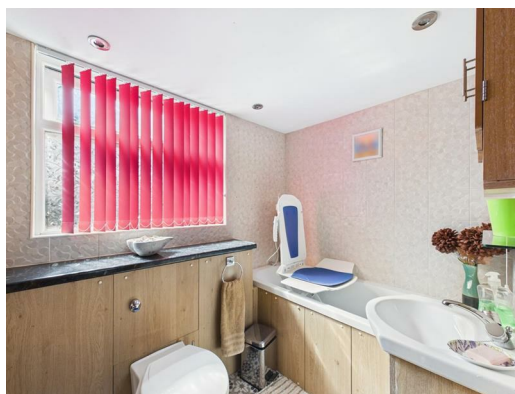
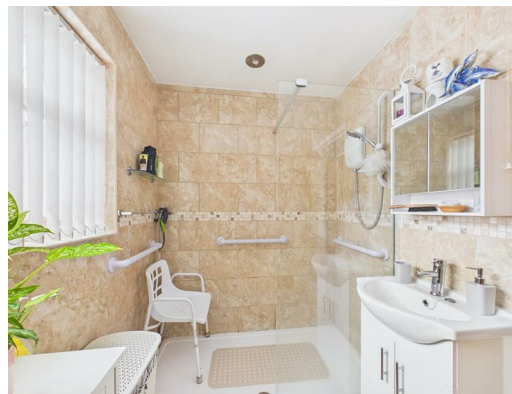
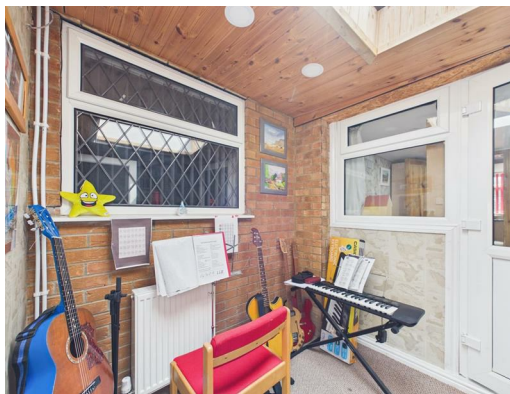
Tel. No. 01507 601 111

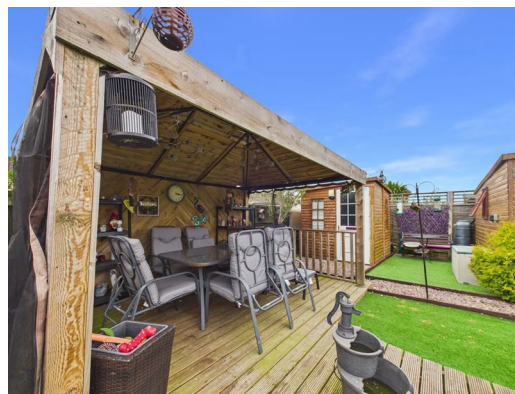
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

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^m
1343 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 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 follow along until the junction with Winchester Drive. Turn left and number 11 can be found on your right hand side.

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

