



CHOICE PROPERTIES

Estate Agents

3 Winchester Drive,
Mablethorpe, LN12 2AY
Offers In The Region Of £160,000



****CHAIN FREE**** Choice Properties are excited to bring to the market this two bedroom semi detached bungalow, located in an ever sought after, quiet, residential position, only a short distance from both the local amenities and golden sandy beaches of Mablethorpe. Offering a generously proportioned layout, low maintenance gardens and further being offered with no onward chain, early viewing is certainly advised.

The abundantly light and bright accommodation benefits from a mains gas central heating system, uPVC double glazing throughout and comprises:-

Hallway

8'02" x 3'04"

Front uPVC door leading into the 'L' shaped hallway with a telephone point, loft access and a built in airing cupboard housing the 'British Gas' combination boiler; supplying both the central heating and hot water systems. Doors to:

Reception Room

9'11" x 16'07"

Light and airy reception room benefiting from double aspect windows and fitted with a gas fireplace set in a tiled surround and a TV aerial.

Kitchen

8'03" x 9'08"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with single hot and cold taps, space for a freestanding cooker, space for a freestanding fridge/freezer, space and plumbing for a washing machine, tiled splashbacks, rear uPVC door and the kitchen also houses the wall mounted consumer unit.

Rear Porch

2'08" x 5'10"

With double aspect windows, a polycarbonate roof and a uPVC door to the garden.

Bedroom 1

9'11" x 12'04"

Spacious double bedroom.

Bedroom 2

9'07" x 8'08"

Double bedroom.

Shower Room

5'10" x 6'03"

Fitted with a three piece suite comprising a corner shower cubicle with electric 'Triton T80 Easi' shower over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, partly tiled walls.

Driveway

Providing off road parking.

Garden

The property is fronted by a garden laid with shingle for ease of maintenance further displaying an array of well established plants and shrubs.

To the side of the bungalow you will find a privately enclosed garden low on maintenance paved and laid with artificial grass with timber fencing to the boundaries. The garden additionally benefits from a useful timber shed.

Tenure

Freehold.

Viewing Arrangements

Viewing by Appointment through Choice Properties Sutton on 01507 472016

Opening Hours

9am - 5pm Monday to Friday

9am - 3pm Saturday

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,

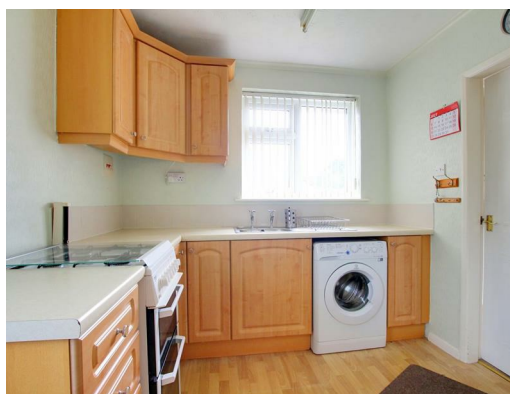
LN9 6PH

Tel. No. 01507 601 111

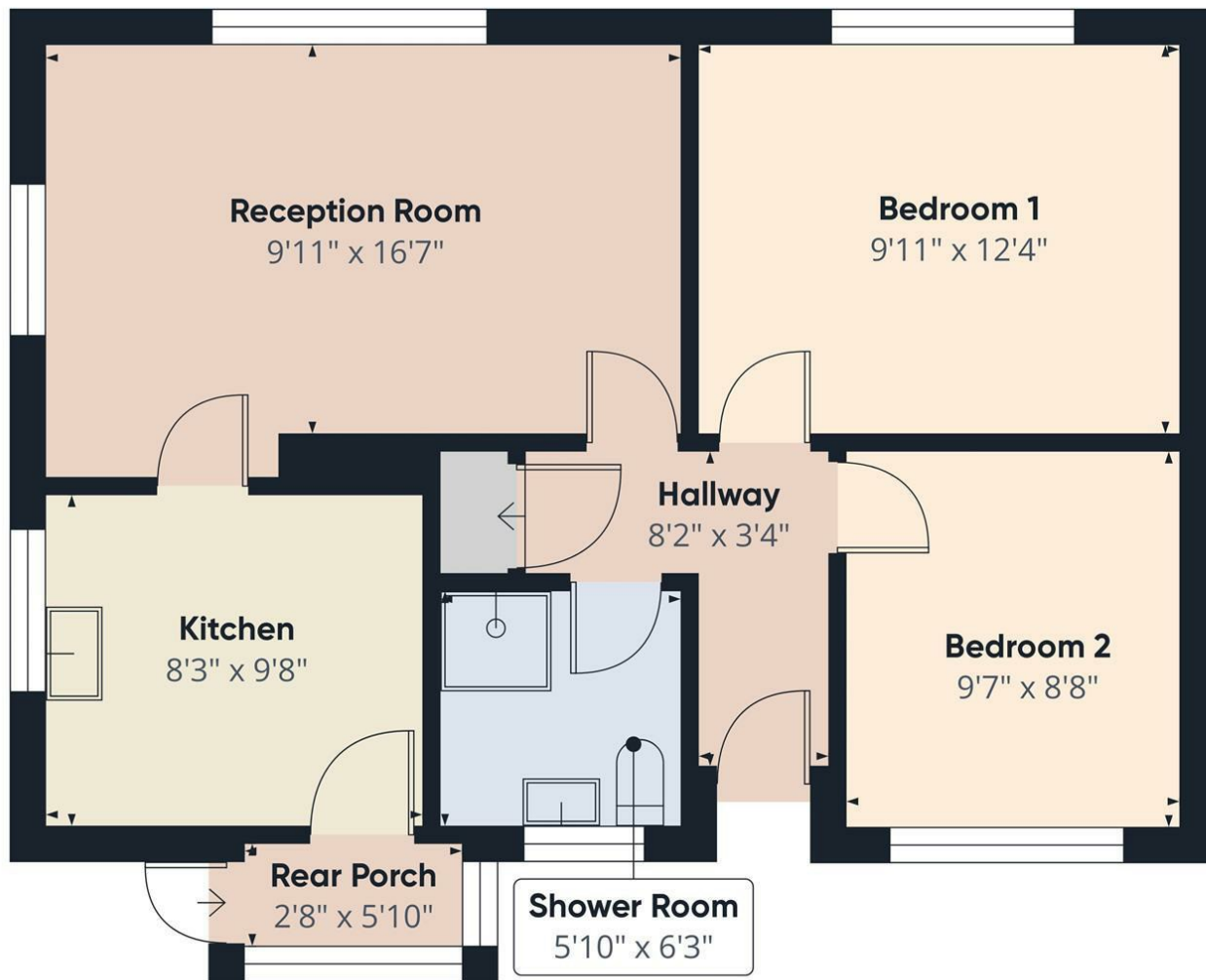
Website: www.e-lindsey.gov.uk

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

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. 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⁾
564.45 ft²

(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.

GIRAFFE360

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 follow along until the junction with Winchester Drive. Turn left and number 3 can be found on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	72		(69-80) C		
(55-68) D			(55-68) 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

