CHOICE PROPERTIES
Estate Agents

10 Faldos Way, Mablethorpe, LN12 1NF

Price £199,950



Choice Properties are delighted to bring to the market this well maintained two bedroom semi detached dormer bungalow, with two double bedrooms, a spacious layout and a beautiful private garden, located only a short distance from both the beach and the local amenities. Early viewing is recommended!

The well maintained dormer bungalow accommodation comprises:

Entrance Hall
11'11"x6'4"
Spacious 'L' Shaped hallway, featuring an under stair storage cupboard, fitted storage cupboard, telephone point and the controls for the central heating.

Living room
12'5"x10"10
Fitted with a wall mounted electric feature fire, TV aerial and further benefiting from double opening 'French' doors that lead out to the sun room.

Kitchen
12'5"x8'3"
Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, integrated electric oven and four ring hob, space and plumbing for a washing machine, part tiling to the walls and the kitchen also houses the wall mounted mains gas combination boiler as well as the consumer unit.

Bedroom2/Dining Room
8'4"x10'6"
Double bedroom fitted with a telephone point.

Sun room
9'11"x11'1"
Triple aspect windows, a uPVC door to the garden.

W.C
3'3"x4'9"
Comprising a WC with dual flush button and hand wash basin with single hot and cold taps.

Landing
9'1"x2'10"
With access to the loft and eaves for storage.

Bedroom 1
12'11"x13'3"
Double bedroom, with fitted wardrobes.

Bathroom
7'1"x9'6"
Fitted with a four piece suite comprising a panelled bath tub with single hot and cold taps, shower cubicle with folding door, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, part tiling to the walls, inset spot lighting and electric shaver point.

Garden
To the rear of the property you will find a privately enclosed garden which has been laid to lawn with timber fencing around the perimeter.

Driveway
Providing off road parking for multiple vehicles.

Tenure
Freehold.

Opening hours
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

Viewing arrangements
By appointment through Choice Properties on 01507 472016.

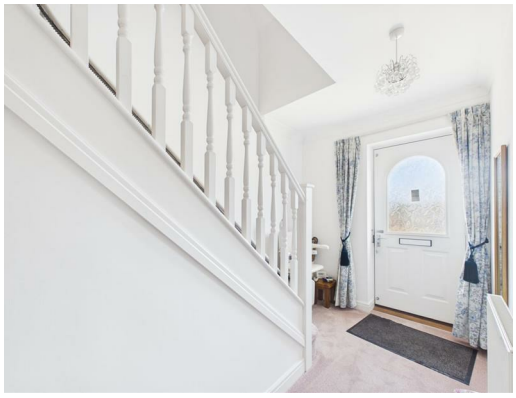
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you 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. 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.

















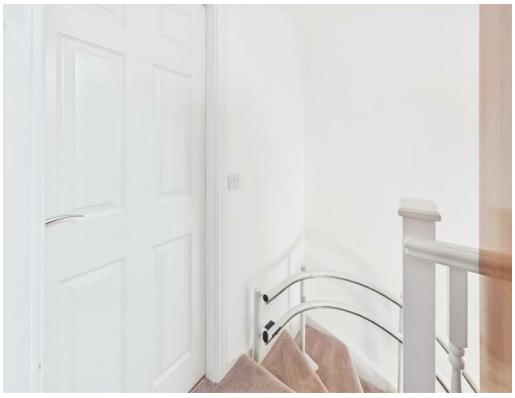










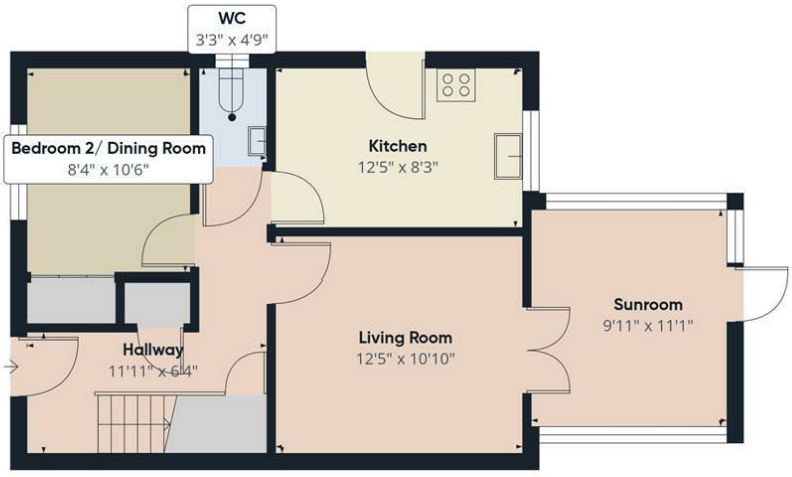




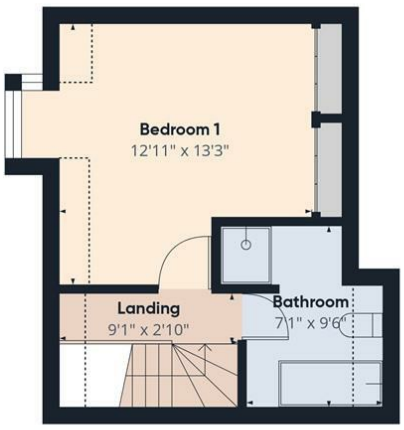








Floor 0



Floor 1



Approximate total area(1)

844 ft²

Reduced headroom

28 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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 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 10 will be found half way along in the corner on your left.

