



CHOICE PROPERTIES

Estate Agents

White Bungalow Saltfleet Road,
Mablethorpe, LN12 1NS

Price £420,000



Choice Properties are delighted to bring to market this stunning four bedroom detached bungalow located on Saltfleet Road situated in the charming village of Theddlethorpe. The bungalow features a well proportioned living room, kitchen, conservatory, family bathroom, dining room, utility, and pantry to the interior and to the exterior boasts a beautiful garden with countryside views, a spacious in and out driveway with a water feature, and a double garage. Early Viewing Is Highly Advised.

With the additional benefit of oil fired central heating and UVPC double glazing throughout, the well presented and abundantly bright internal living accommodation comprises:-

Entrance Porch

6'10 x 3'8

With UVPC entrance door. Dual aspect UVPC windows. Laminate Flooring. Hardwood door leading to:-

Hallway

23'9 x 2'10

Fitted with two large double door storage cupboards. Console for security alarm. Access to loft via loft hatch. Radiator. Power points.

Living Room

15'10 x 22'1

With large bow UVPC window to front aspect. Electric fire in feature fireplace. Radiator. TV aerial point. Power points. Door to pantry. UVPC french doors leading to:-

Conservatory

12'6 x 12'9

UVPC windows to all aspects. Pitched glass ceiling. Power points. UVPC French doors leading to garden.

Kitchen

16'8 x 8'9

Fitted with wall, base, and drawer units with work surfaces over. One and a half bowl ceramic sink with mixer tap and drainer. Part tiled walls. Tiled flooring. Oil combi boiler. Range cooker. Fridge freezer. Dish washer. TV aerial point. Power points. UVPC external door leading to garden. UVPC windows to rear aspect.

Dining Room

10'10 x 9'9

With large bow window to front aspect. Radiator. Power points.

Bedroom 1

19'7 x 14'6

Large double bedroom fitted UVPC external door to garden and UVPC windows to rear aspect. Three Radiators. Power points. TV aerial point. Door to:-

Ensuite

14'11 x 8'2

Fitted with a four piece suite comprising of a whirlpool corner jetted bathtub with shower attachment and mixer tap, walk in shower, push flush w.c, and a wash hand basin set over vanity unit. Tiled walls. Wall mounted storage unit with mirror over. Radiator.

Bedroom 2

18'10 x 11'0

Spacious double bedroom with large UVPC window to front aspect. Radiator. Power points. Tv aerial point.

Bedroom 3

12'3 x 9'9

Double bedroom with large bow window to front aspect. Radiator. Power points

Office/Bedroom 4

9'0 x 11'11

With UVPC window to rear aspect. Security console with screen provided televised access to six points around the property. Radiator. Power points. Telephone point.

Bathroom

10'8 x 8'9

Fitted with a four piece suite comprising of double ended panelled bath, shower cubicle, push flush w.c, and a pedestal wash hand basin. Wall mounted storage unit with mirror over. Tiled walls. Radiator. UVPC to rear aspect.

Utility Room

10'2 x 5'2

Fitted with work surfaces. Plumbing for washing machine. Space for dryer. Radiator. Power point. UVPC window to side aspect.

Pantry

9'1 x 5'0

Fitted a wash hand basin set over vanity unit with single taps. Fitted shelving. Space for fridge freezer. Power points. Window to side aspect.

Garage

Double garage with up and over garage doors.

Garden

To the rear of the property is a fully enclosed private laid to lawn garden with extensive countryside views to the rear. The property benefits from being south west facing meaning it enjoys the sun all day long. The garden further benefits from a range of patio areas which are ideal for outdoor seating and provide the perfect place to spend summer evenings. The garden also boasts a plethora of mature plant and trees which add a kaleidoscope of colour and life to garden. There is a detached timber shed which houses the mower and has a charging point. There is also a featured chalet with French windows with fully functioning hot tub for four people inside. Adjoining this is another shed for garden equipment. Further to this there is an independent 'Man Cave' with TV.

Driveway

In and out driveway providing off the road parking for several vehicles. The driveway is gated with electric gates so the side and is also home to an impressive water feature.

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 Mablethorpe, Tel - 01507 472016

Opening Hours

Opening hours -
Mon-Fri 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⁾
1990.9 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Directions

Upon leaving the Mablethorpe office head North towards the traffic lights and turn right onto the High Street, at the pullover turn left onto Quebec road. Travel along Quebec road and follow the road onto Kent Avenue, at the cross roads turn right onto Mablethorpe Road (A1031). Continue along this road into Theddlethorpe, continue and the property is the last property on your left hand side before you reach the church.

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	

