



25 Faldos Way,
Mablethorpe, LN12 1NF

Price £169,950



We offer for sale this immaculate, modern two bedroom detached bungalow situated in a pleasant residential position convenient for the town centre, beach and local amenities.

The property has the benefit of Gas central heating and UPVC double glazing. The spacious well presented and well laid out internal accommodation consists of:-

Front Entrance Door to:

Entrance Hall

16'1" x 3'6"

Extending to 5'5". Double power point. Radiator. Smoke alarm. Airing cupboard with radiator. Cloaks cupboard with double opening doors. Loft access to partly boarded loft space with lighting.

Kitchen

10'8" x 7'6"

Fully fitted wall and base units with work surfaces over incorporating fitted Electric oven and hob with extractor hood over. Sink unit with mixer tap. 3 Double power points. Radiator. Spot lighting. Part tiled walls. Plumbing for dishwasher. Door to outside.

Bathroom

6'9" x 5'4"

Three piece bathroom suite which consists of panelled bath with 'Triton T70si' electric shower over, pedestal wash hand basin and w.c. Folding shower screen. Radiator. Part tiled walls. Shaver point with light.

Bedroom 1

11'4" x 9'5"

Radiator. 2 Double power points. Telephone point. Range of fitted wardrobes, cupboards and drawers.

Bedroom 2

11'1" x 9'3"

Radiator. 2 Double power points.

Lounge

16'6" x 11'5"

To widest points. Feature fireplace with electric fire. 3 Double power points. Centre lighting with dimmer switch. 2 Radiators. T.V. aerial point. Double opening 'French' style doors leading on to the conservatory.

Conservatory

18' x 10'8"

With 'Victorian' style roof. Remote control ceiling fan with light. 2 radiators. 3 Double power points. Telephone point. T.V. Aerial point. Door to side and double opening 'French' doors leading on to the rear garden.

Driveway

Integral Garage

17'3" x 8'8"

2 Double power points. Lighting. Electric trip box. 'Ideal' gas fired combination boiler which supplies the central heating and domestic hot water. Plumbing for automatic washing machine.

Outside

To the front of the property the garden is laid to lawn. To either side of the property is gated access leading on to the good sized garden which once again is laid to lawn and has a paved patio area. The well established rear garden is edged with plant and shrub borders. Exterior lighting & power point. Timber shed with power and lighting.

Tenure

Freehold

Opening Hours

Monday - Friday: 8.30am - 5.30pm

Saturday: 9.00am - 5.00pm

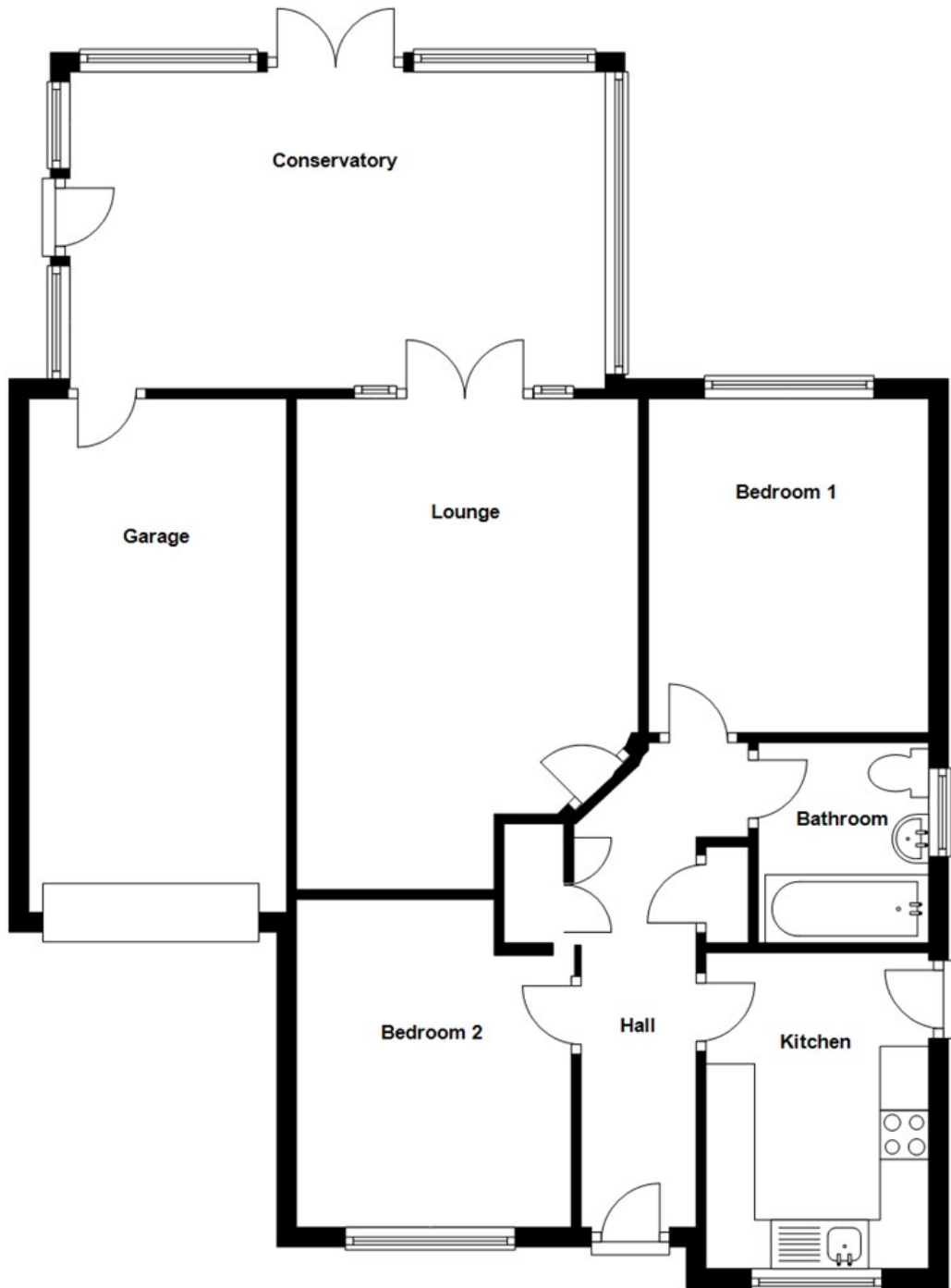
Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 472016.

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Directions

Upon leaving the 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 until you reach the cinema then take your immediate left onto Golf Road. Faldos Way is the second turning on the right and number 25 is located 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	

