

3 The Fairway,  
Mablethorpe, LN12 1LL

Reduced To £129,950



**\*\*REDUCED FROM £131,950 TO £129,950\*\*** We offer for sale this semi detached two bedroom bungalow, situated in a pleasant residential position convenient for the town centre, beach and local amenities.

The well presented property has the benefit of Gas Fired Central Heating and UPVC Double Glazing. Internally the accommodation consists of:

### **Front Entrance Door to:**

#### **Sun Room**

19'7" x 5'2"

Radiator. Fitted work surfaces. Plumbing for washing machine. 1 double and 2 single power points. Door leading out to the rear garden.

#### **Kitchen**

13'8" x 6'1"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Electric cooker point. 3 double power points. Fitted cupboard housing the Electric consumer unit. Radiator. Part tiled walls. Telephone point.

#### **Lounge**

16' x 12'6"

Feature fireplace with Electric fire. Radiator. 3 double power points.

#### **Lobby**

3'10" x 2'10"

1 double power point. Smoke alarm. Programmer and thermostat control for the central heating.

#### **Bathroom**

6'1" x 6'

With three piece white suite which consists of panelled bath with mixer shower and screen over, pedestal wash hand basin and w.c. with dual push button flush. Radiator. Part tiled walls.

#### **Bedroom 1**

15'1" x 9'0"

Radiator. 1 double and 1 single power point. Fitted storage cupboard.

#### **Bedroom 2**

10'11" x 9'6"

Radiator. 1 single and 1 double power point. Staircase to:

#### **Loft Room**

15'8" x 9'6"

Radiator. 1 double power point. Access to the remaining loft area with Gas combination boiler which supplies the central heating and hot water.

### **Driveway**

### **Gardens**

To the front of the property is a pleasant lawned garden with flower beds. To the side is gated access to the privately enclosed rear garden which is also laid to lawn with flower beds and borders. Patio area. Gravelled section.

### **Tenure**

Freehold

### **Viewing Arrangements**

Viewing by appointment through Choice Properties on 01507 472016.

## **Opening Hours**

Monday to Friday 9.00 a.m to 5.30 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.

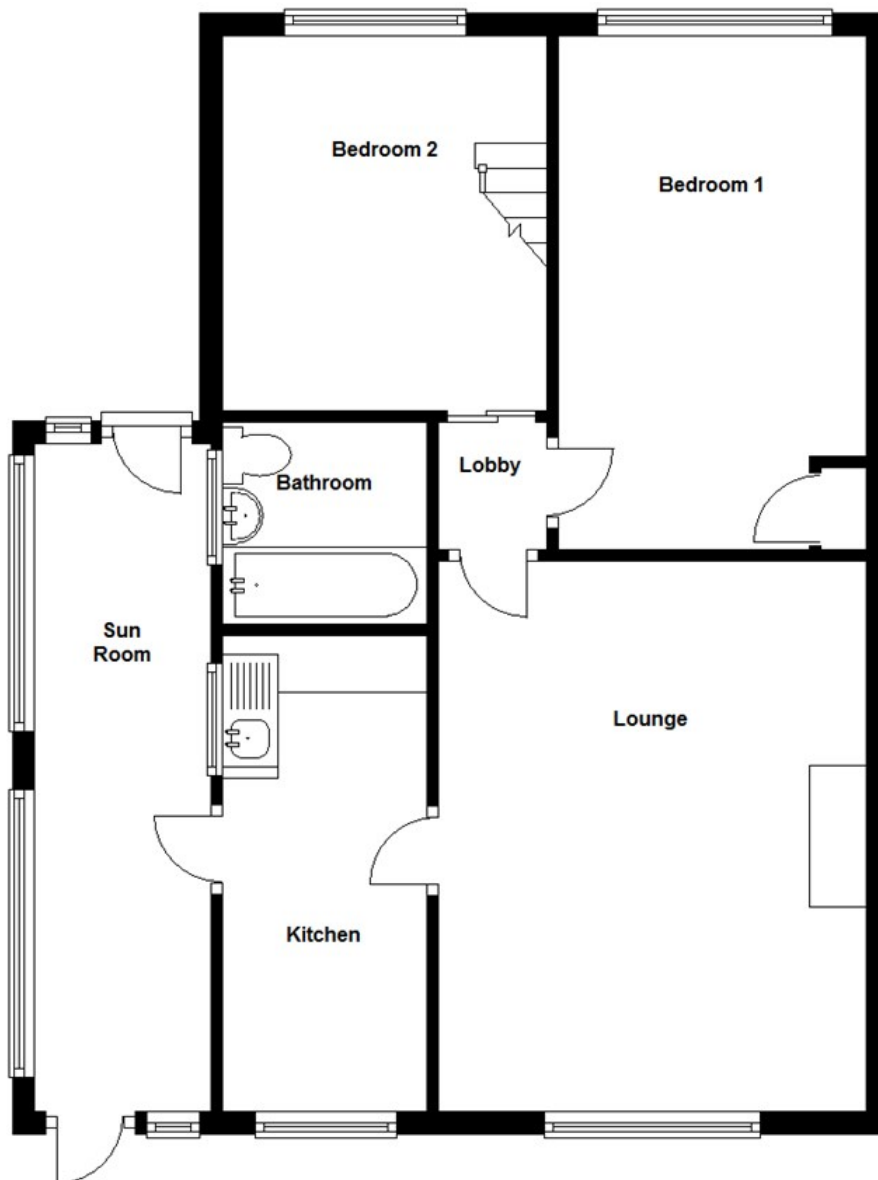
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.



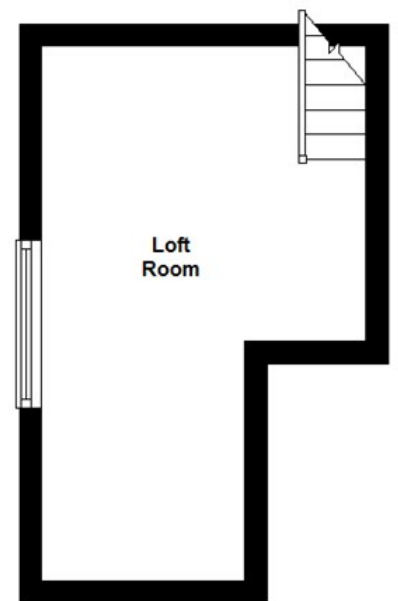




**Ground Floor**



**First Floor**





# Directions

From our office head north along Victoria Road, at the traffic lights turn right onto the High Street, at the junction take a left turn onto Quebec Road. Carry on along this road and then take your 1st left after the cinema onto Golf Road. The Fairway is located on the 3rd right off this road and number 3 can be found on your left hand side.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	67	68
(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

