

38 Faldos Way,
Mablethorpe, LN12 1NF

Price £124,950



Choice Properties offer for sale this modern two bedroom end of terrace house which is situated in a residential position convenient for the town centre, beach and local amenities.

The property has the benefit of Gas central heating and UPVC double glazed windows and doors. Internally the well laid out accommodation consists of:

Front entrance door to:

Entrance Hall

6' x 3'7"

Radiator.

WC

4'5" x 3'

With w.c. and pedestal wash hand basin. Radiator. Extractor fan.

Lounge

15'3" x 13'9" to widest dimensions

Staircase to the first floor landing. Electric fire set in feature surround. Radiator. T.V. aerial point. Smoke alarm.

Kitchen/Diner

13'9" x 9'2"

Fitted wall and base units with work surfaces over. Integrated electric oven and hob with filter hood over. Stainless steel 1.5 bowl sink unit and drainer with mixer taps. Integrated fridge/freezer and washing machine. Plumbing for dishwasher. Gas combination boiler which supplies the central heating and hot water. Electric consumer unit. Double opening 'French' doors leading out to the rear patio and garden.

Landing

Radiator. Smoke alarm. Access to the loft area which is boarded. Loft ladder.

Bedroom 1

13'10" x 9'3" extending to 11'8"

Radiator.

Bedroom 2

11'5" x 8'9"

L-shaped. Radiator. Fitted wardrobes.

Bathroom

6'6" x 6'2"

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

Driveway

Double width driveway with parking for two cars.

Gardens

To the front of the property is a small gravelled area. To the side is gated access to the rear garden which is laid to lawn with a small paved patio area. Timber shed.

Tenure

Freehold

Council Tax

Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
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 A

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.

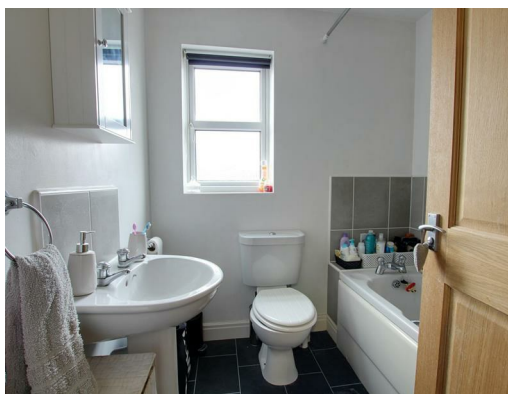
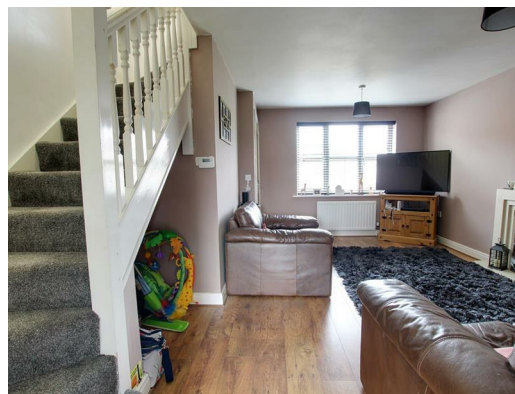
Saturday 9.00 a.m. to 3.00 p.m.

Making an offer

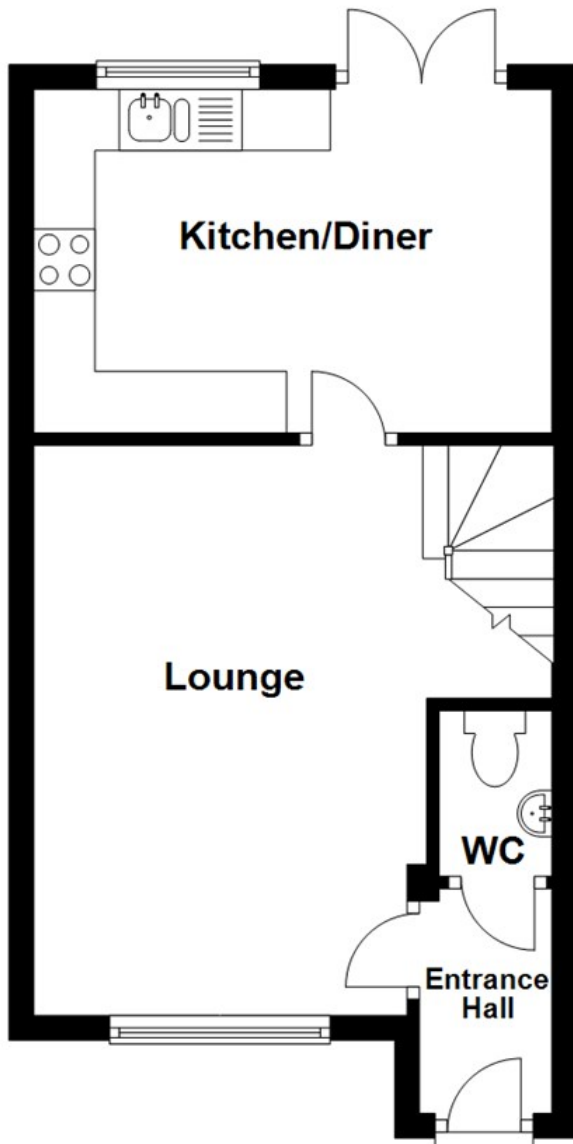
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

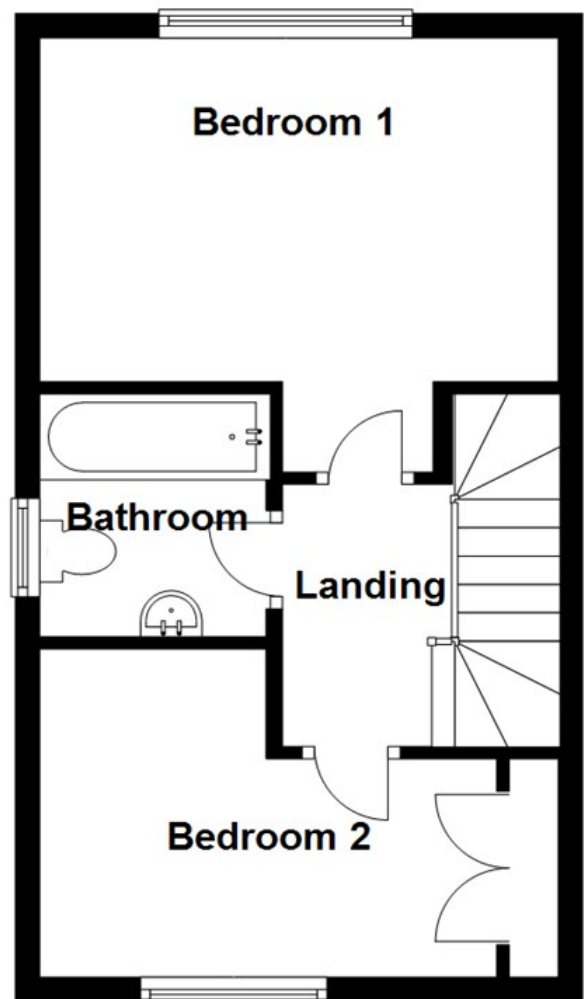
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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

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 38 is located to your right towards the end of the road.

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			(92 plus) A		
(81-91) B			(81-91) B	79	80
(69-80) C			(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	

