

23 Faldos Way,
Mablethorpe, LN12 1NF

Price £169,950



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

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

Covered Porch with front Entrance door to:

Entrance Hall

16'2" x 5'

Radiator. 1 double power point. Telephone point. Smoke alarm. Airing cupboard with radiator. Cloaks cupboard. Access to loft area with pull down ladder and lighting. Thermostat control for the central heating.

Lounge

16'2" x 11'0"

Flame effect gas fire set in feature surround. Wall and centre lighting with dimmer switches. 3 Double power points. T.V. Aerial point.

Kitchen/Diner

12'4" x 11'0"

Fitted wall and base units with work surfaces over. Stainless steel 1½ bowl sink unit and drainer with mixer tap. Part tiled walls. 4 double and 1 single power points. Radiator. Electric double oven & gas hob with extractor hood over. Spot lighting.

Utility Room

6'9" x 9'3"

Fitted wall and base units with work surfaces over. 1½ bowl sink unit and drainer with mixer tap. Part tiled walls. 4 double and 1 single power points. Radiator. Spot lighting.

Conservatory

17'8" x 12'4"

2 radiators. Fan lighting. 3 double power points. T.V. aerial point. Side door. Double opening 'French' doors leading out to the rear garden.

Bedroom 1

14'5" x 9'3"

Radiator. 2 double power points.

Bedroom 2

9'3" x 9'1"

Radiator. 2 double power points.

Shower Room

9'3" x 6'7"

With three piece white suite which consists of a shower enclosure with mixer shower, wash hand basin set in vanity unit with storage and w.c. Mirror light with Electric shaver point.

Driveway

Garage

18'2" x 9'1"

With electric roller shutter door. 2 Double power points. Lighting. 'Potterton Performa 28i' Gas fired combination boiler which supplies the central heating and hot water. Electric consumer unit.

Gardens

To the front of the property is a gravelled garden with paved paths. To the side is gated access to the privately enclosed garden which is paved with feature raised flower beds. Outside water tap. Outside lighting. Timber shed. Summerhouse.

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 B

Opening Hours

Monday - Friday 8.30am - 5.30pm
Saturday 9.00am - 3.00pm

Viewing Arrangements

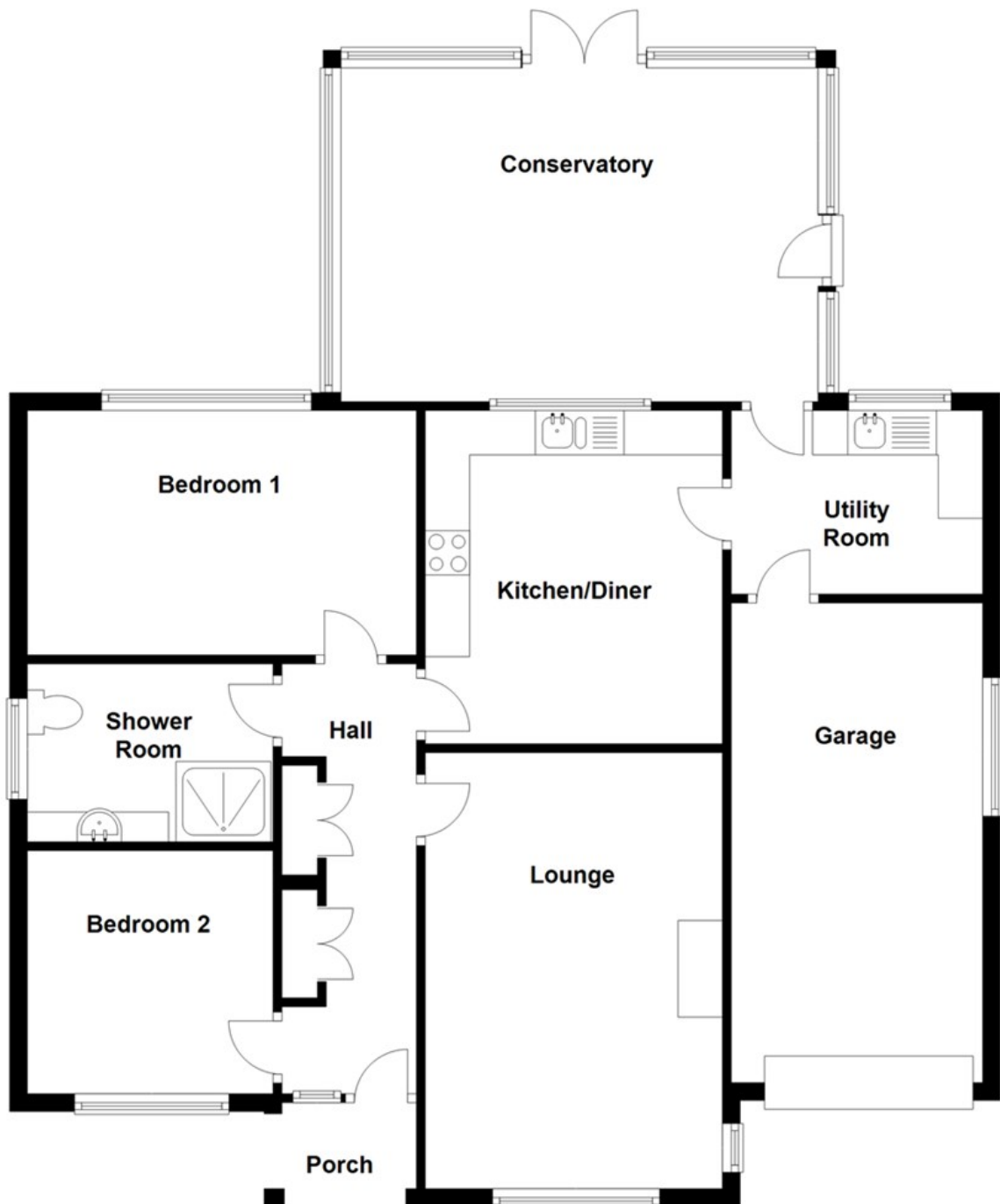
Viewing by appointment through Choice Properties on 01507 472016.

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Rear Garden



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.

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		85	(92 plus) A		84
(81-91) B			(81-91) B		
(69-80) C	68		(69-80) C	67	
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

