

24 Mayflower Way,
Mablethorpe, LN12 1EY

Price £144,950



**** ANOTHER SUCCESSFUL SALE BY CHOICE PROPERTIES...
WHY NOT MAKE US "YOUR" CHOICE ****

We offer for sale, this semi detached two bedroom bungalow with good sized garden, situated in a pleasant residential position convenient for the town centre, beach and local amenities.

Storm Porch

With UPVC door to:

Hallway

'L' Shaped. Airing cupboard. Radiator. 2 double power points. Programmer and room thermostat control for the central heating system. Loft access.

Kitchen

10'9" x 9'6"

Fitted wall & base units with work surfaces over. Stainless steel sink unit and drainer with mixer tap. Fully tiled walls. Radiator. Plumbing for automatic washing machine. Single & 4 double power points. Spot lighting. Electric trip box. Cupboard housing gas fired combination boiler which supplies the central heating and domestic hot water.

Lounge

16'2" x 10'11"

Radiator. 5 double power points. T.V. Aerial point.

Bedroom 1

13'8" to fitted wardrobes x 10'11"

Radiator. 4 double power points. Fitted wardrobes with mirrored sliding doors. Sliding patio doors to:

Conservatory

9'7" x 9'1"

4 Double power points. Double opening 'French' doors leading on to the rear garden.

Bedroom 2

10'10" x 9'8" to fitted wardrobes

Radiator. 3 Double power points. Built in wardrobes with mirrored sliding doors.

Wet Room

6'4" x 5'8"

Consisting of shower area with 'Xpelair Premier' electric shower. Pedestal wash and basin and w.c. Radiator. 'Manrose' extractor fan. Fully tiled walls.

Driveway

Concrete Driveway with carport.

Garage

With up and over door. Side access door.

Gardens

To the front of the property is a lawned garden edged with plants and shrubs. To the rear of the property is a good sized garden laid to lawn with single narrow gate leading onto Hawthorne Drive. Two timber sheds.

Tenure

Freehold

Viewing Arrangements

By appointment through Choice Properties on (01507) 472016

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.

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 to Friday 9.00 a.m to 5.30 p.m.

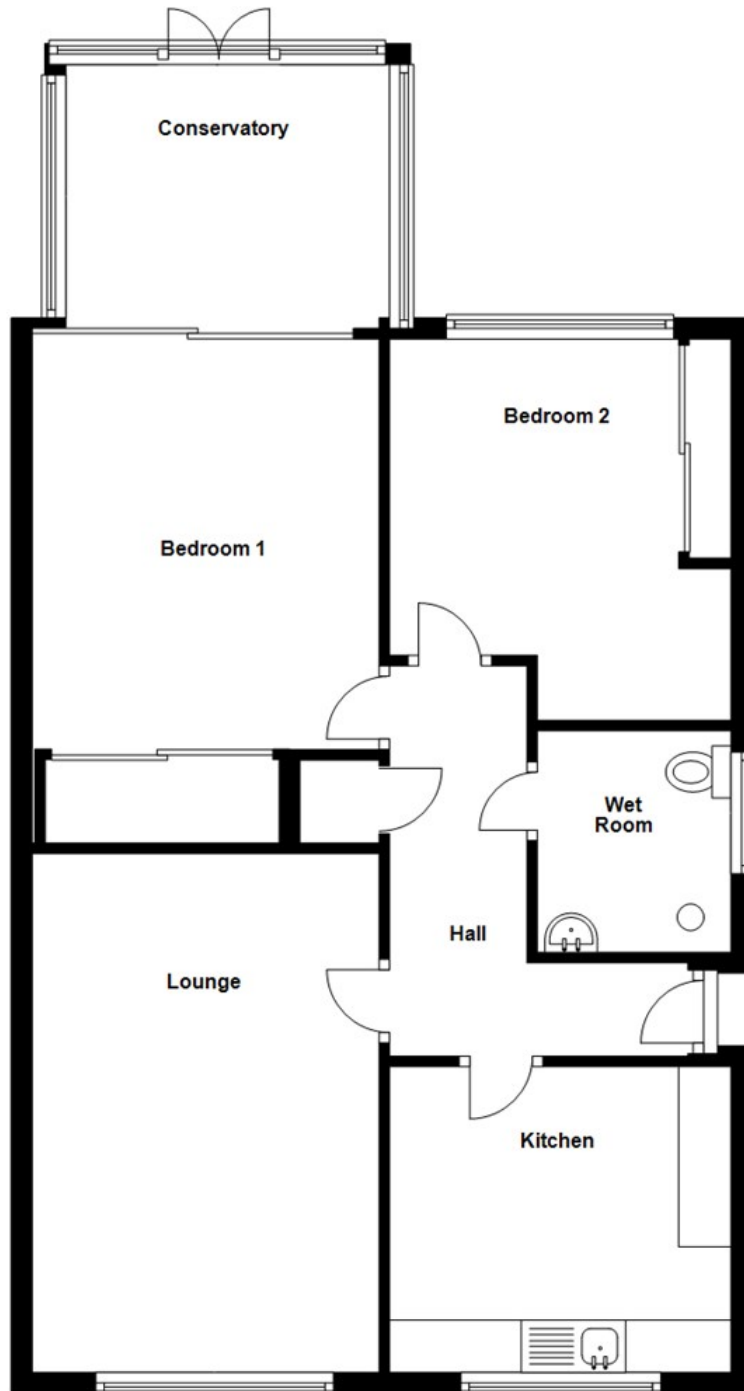
Saturday 9.00 a.m. to 3.00 p.m.

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Rear Garden



Directions

Directions Upon leaving the office head North towards the traffic lights and turn left onto the High Street, take your fifth turning on the left onto Mayflower Way and Number 24 can be found towards the top of the road on the right hand side.

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		87
(81-91) B			(81-91) B		
(69-80) C	67		(69-80) C	70	
(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		

