CHOICE PROPERTIES

Estate Agents

38 Hawthorn Drive, Mablethorpe, LN12 1FR

Price £325,000



It is a pleasure for Choice Properties to bring to the market this spacious and beautifully presented three bedroom (one en-suite) detached bungalow, situated in a sought after quiet; residential spot, within walking distance to both the award winning beaches and local amenities on offer in Mablethorpe. Having recently undergone a full renovation, the property benefits from new radiators bar one throughout, solar panels which are owned outright and a high quality finish, including a modern kitchen and bathroom. Early viewing is most certainly advised to appreciate this lovely home on offer.

The Property Ombudsman
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The abundantly light and bright accommodation benefits from a mains gas central heating system, new uPVC double glazing in kitchen/dining room, utility room and bathroom and comprises:-

Hallway
19'03" (max) x 13'03" (max)
Front composite door leading into the 'L' shaped hallway with a built in double storage cupboard, a built in single storage cupboard, loft access and doors to:-

Reception Room
11'09" x 15'01"
Light and airy reception room benefiting from an angled bay window to front aspect and fitted with a TV aerial and feature wall acoustic panelling. Opening through to the:-

Kitchen/Dining Room
20'02" x 9'08"
Fitted with a range of stylish wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, integrated 'Logik' cooker, integrated hob with extractor hood over, space for an under-counter fridge or freezer, ample space for a dining table and a sliding patio door to the rear garden. Door to:-

Utility Room
5'05" x 9'08"
Fitted with a range of corresponding wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, space for an under-counter fridge or freezer, space and plumbing for a washing machine, space for a tumble dryer and a cupboard housing the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems. Rear uPVC door to the garden.

Bedroom 1
11'10" x 11'08"
Remarkably spacious double bedroom with dual aspect windows and a door to the:-

En-suite Shower Room
7'11" x 3'3"
Fitted with a three piece suite comprising a shower cubicle with mains fed shower head over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, partly tiled walls, shaver point and an extractor fan.

Bedroom 2
11'02" x 9'07"
Spacious double bedroom.

Bedroom 3
8'01" x 10'02"
Double bedroom with a radiator and is decorated to the same high standard as the rest of the property, and further has matching flooring.
Please note that the photograph of Bedroom 3 has been digitally staged.

Bathroom
5'09" x 6'08"
Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps with mains fed shower head over, pedestal hand wash basin with single hot and cold taps and a WC with dual flush button, extractor fan, fire escape frosted uPVC window, mermaid boarded walls and a heated towel rail.

Driveway
Expansive driveway laid with shingle to provide off road parking for several vehicles.

Garage
16'11" x 18'06"
Double garage with two up and over doors, a rear pedestrian door, power and lighting.

Garden
To the rear of the property you will find a well tended and privately enclosed garden laid mostly to lawn with timber fencing to the boundaries. The rear garden features a beautifully maintained flower bed border displaying an array of plants and shrubs.

Tenure
Freehold.

Viewing arrangements
Viewing by appointment through Choice Properties on 01507 472016.

Opening hours
Monday to Friday 9.00 a.m to 5.00 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.

Council tax band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
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 C.

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.









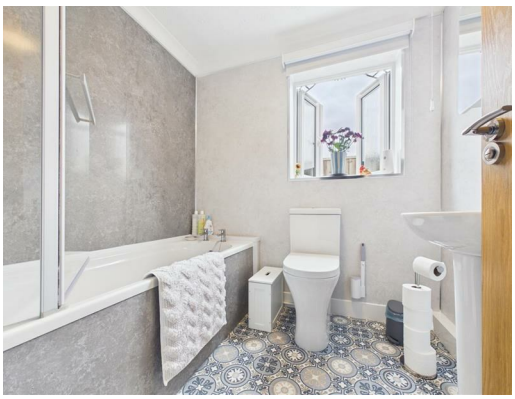

















Approximate total area(1)

1283 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

From our Mablethorpe office head North to the traffic lights, turn left onto the High Street then fourth left into Mayflower Way. Hawthorn Drive can then be found on your right hand side.

