CHOICE PROPERTIES
Estate Agents

33 Champion Way, Mablethorpe, LN12 2EJ

Price £280,000



Choice Properties are excited to bring to the market this three bedroom detached bungalow in the quiet residential position of Champion Way. The property included three double bedrooms, large open plan reception and dining room, shower room and conservatory, with a private garden and stunning views. Early Viewing is advised!

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel: (01507) 472016 Email: mablethorpe@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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Benefiting from a mains gas central heating system; this generously sized property comprises:-

Entrance Hallway
13'1" x 4'0"
Front uPVC door leading into the hallway with doors and access to:-

Reception Room/ Dining Area
22'2" x 14'8"
Light and airy reception room benefiting from triple aspect window, plenty if space for a dining table which makes the room suitable for both living and dining. The reception room is further fitted with an electric feature fire place.

Kitchen
10'2" x 9'9"
Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, four ring hob with extractor hood over, space for an under-counter fridge, space and plumbing for a washing machine, partly tiled walls, a heated towel rail and rear uPVC pedestrian door.

Shower Room
7'3" x 8'7"
Fitted with a three piece suite comprising a walk in shower enclosure with mermaid boarded walls and a mains fed shower head over, hand wash basin with mixer tap and WC with a dual flush button; both built into vanity with a range of fitted storage cupboards, tiled walls and a heated towel rail.

Bedroom 1
10'6" x 11'5"
Double Bedroom with access to the conservatory.

Conservatory
8'9" x 12'6"
Double glazed conservatory with French doors accessing the garden.

Bedroom 2
10'11" x 9'2"
Double Bedroom. Storage cupboard housing the 'Vokera' boiler.

Bedroom 3
9'7" x 7'10"
Double Bedroom.

Carport/ Parking
Ample parking for several vehicle's, with access through to the garden and garage and main front door.
Electric door allowing vehicle's to be safely locked away.

Garage
8'10" x 17'8"
Access to the garage can be through the side door in the garden or the up and over door through the carport.

Garden
Beautifully presented garden, with an array of plants and shrubs.
Featuring a fish pond, some timber sheds and a timber picket fence at the back of the garden with views to the rear, with access down to the river bank.

Tenure
Freehold.

Viewing Arrangements
Please call our Mablethorpe office on 01507 472016 to arrange a viewing.

Opening Hours
Our opening hours are Monday - Friday 9.00am - 5.00pm & Saturday 9.00am - 3.00pm

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 regulations 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

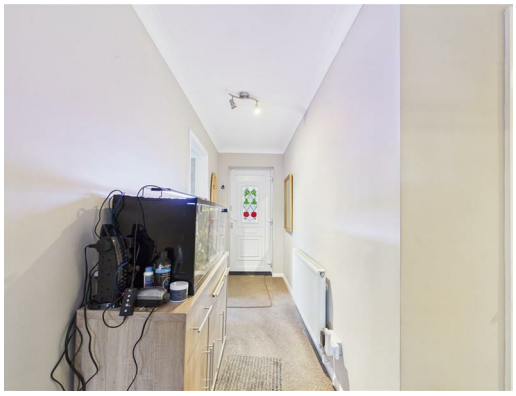
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

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.





















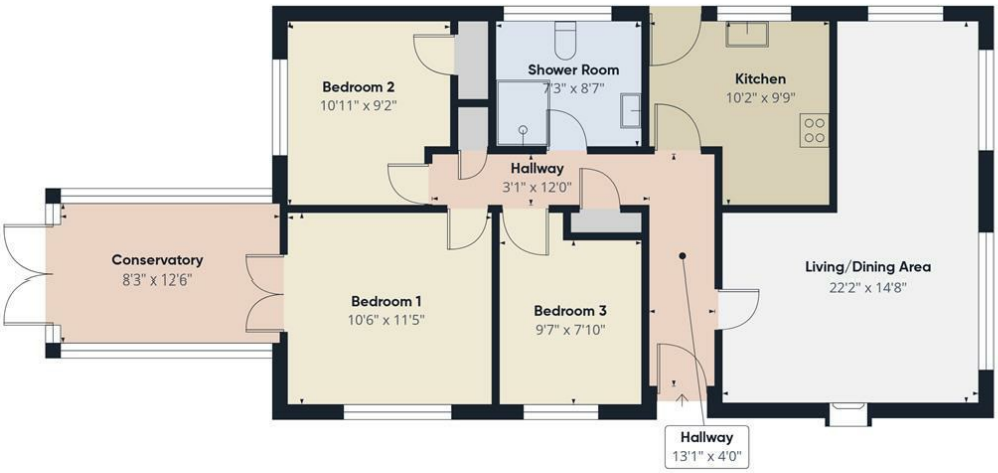










Floor 0 Building 1



Floor 0 Building 2

Approximate total area(1)

1107 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 south along Victoria Road and take a right turning at the junction near the Eagle Hotel. Immediately take a left on to Dymoke Road and follow this road around through to Medina Gardens where you can take a left onto Marian Avenue and the follow the road round to Champion Way, number 33 can be found on your right hand side.

