



CHOICE PROPERTIES

Estate Agents

Ravendale Golf Road,
Mablethorpe, LN12 1EP

Price £425,000



It is an absolute pleasure for Choice Properties to bring to the market this most spacious and stylish two bedroom (with potential to be three/four bedroom with minimal work) detached bungalow, which has been completely re-built by the current owners, including the addition of a 17'00" x 30'00" extension providing a new open plan living area. Standing on generously sized and privately enclosed grounds, this impressive bungalow benefits from underfloor heating throughout and features a high quality finish throughout as well as a high quality static caravan in the garden and planning for a detached garage to the rear. Early viewing is most certainly advised to appreciate the size and finish on offer here.

The immaculately presented and abundantly light and bright accommodation comprises:

Ravendale

Entrance Hall

Front composite door leading into the entrance hall, featuring tiled flooring, two wall mounted 'Robus' thermostat, access to the loft, opening to the open plan/kitchen/dining/reception room and doors to:

Reception Room

19'2" x 11'8"

Light and airy reception room benefiting from double aspect windows with a window to side aspect and a bay window to front aspect and fitted with a TV aerial and a wall mounted 'Robus' thermostat. Also providing the potential for another one or two bedrooms by dividing the front reception room.

Bedroom 1

11'10" x 13'4"

Spacious double bedroom with a bay window to front aspect and a door to:

Dressing Room

7'0" x 5'11"

Fitted with wall mounted shelving and railing, tiled flooring, a 'Robus' wall mounted thermostat and an opening to:

En-suite Shower Room

7'0" x 7'1"

Fitted with a stylish three piece suite comprising a large walk in shower cubicle with a mains fed shower over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, part tiling to the walls, tiled flooring and an extractor vent.

Bedroom 2

13'7" x 11'8"

Spacious double bedroom with a TV aerial and a wall mounted 'Robus' thermostat.

Bathroom

6'0" x 10'0"

Fitted with a three piece suite comprising a panelled 'P' shaped bath tub with mixer tap and mains fed shower head over, hand wash basin with mixer tap and WC with dual flush button both built into vanity, tiled flooring, part tiling to the walls and an extractor vent.

Utility Room

7'3" x 13'4"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a tumble dryer and plumbing for a washing machine, tiled flooring, 'Intervent' extractor fan, side composite door and a cupboard housing the wall mounted 'Ideal' combination boiler; supplying both the central heating and hot water systems.

Open Plan Kitchen/Dining/ Sitting Room

17'2" x 29'8"

Beautifully presented open plan space providing a kitchen/dining and further sitting area, fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, five ring gas hob with extractor hood over, space for a dining table, fitted 'American' style fridge/freezer; which will remain as part of the sale, double electric oven, integrated microwave, integrated dishwasher, tiled splashbacks, tiled flooring, breakfast bar area, a TV aerial and sliding patio doors out in to the garden.

Driveway

Block paved driveway providing off road parking.

Garden

The property is fronted by low level well established hedging enclosing a front garden laid to lawn with gated side accesses to the rear garden. To the rear of the property you will find the most generously sized plot, laid to lawn with timber fencing and hedging to the boundaries. Displaying an array of raised beds, plants and shrubs, this really is a gardener's dream, with the addition of a paved patio area with a retractable canopy, two useful timber sheds, a greenhouse, timber summerhouse/bar area (measuring 9'07" x 14'11") with power and lighting and access to the static caravan.

Static Caravan

Connected to mains drainage and using bottled Calor Gas.

Kitchen/Dining Room

9'8" x 12'0"

uPVC door leading into the kitchen fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring gas hob with stainless steel extractor hood over, integrated fridge/freezer, integrated double oven, space for a microwave, two extractor vents and space for a dining table. Open plan design with the:

Reception Room

6'7" x 12'0"

Fitted with an electric feature fireplace, TV aerial, double opening 'French' doors to the decked veranda and inset spot lighting.

Bedroom 1

9'11" x 8'2"

Double bedroom with a TV aerial, extractor vent and doors to:

En-suite Shower Room

5'8" x 3'7"

Fitted with a three piece suite comprising a shower cubicle with mains fed shower over, hand wash basin with mixer tap built into vanity and a WC with cistern lever, extractor fan.

Walk-in Wardrobe

3'11" x 3'7"

With built in shelving and railing.

Inner Lobby

4'2" x 6'7"

Fitted with a cupboard housing the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems. Doors to:

Bedroom 2

7'10" x 5'6"

Twin room with inset spot lighting and a built in single storage cupboard.

Shower Room

3'5" x 6'3"

Fitted with a three piece suite comprising a shower cubicle with mains fed shower over, hand wash basin with mixer tap built into vanity and a WC with cistern lever, extractor fan.

Decked Veranda

23'7" x 7'8"

Composite decked veranda overlooking the beautifully presented gardens that the bungalow has on offer.

Tenure

Freehold.

Viewing arrangements

By appointment through Choice Properties on 01507 472016.

Opening hours

Monday to Friday 9.00am to 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 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 B.

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.



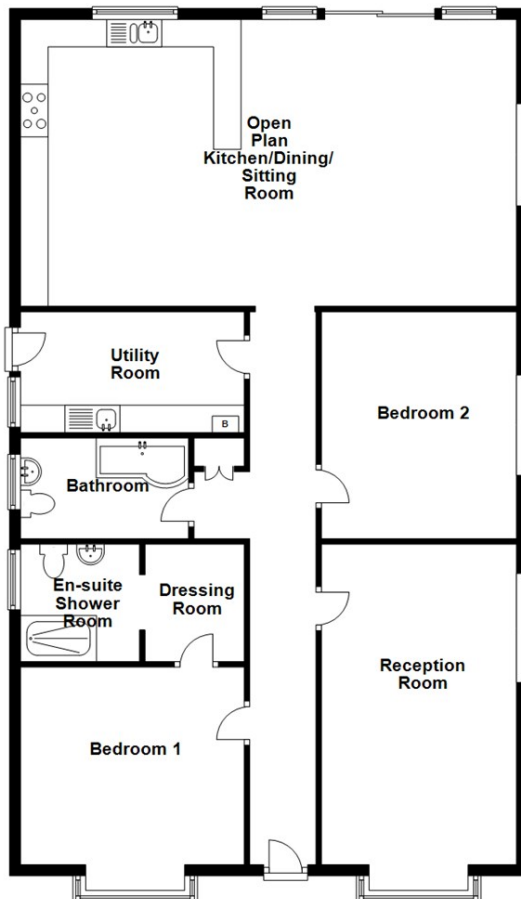






Ground Floor

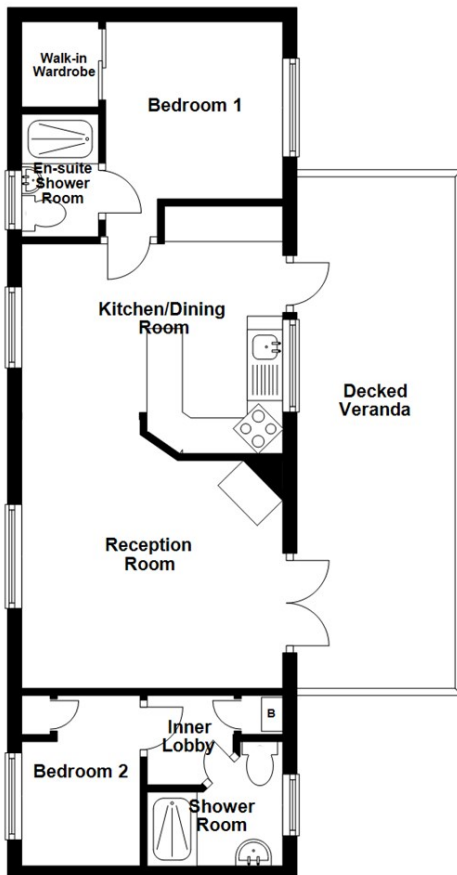
Approx. 139.7 sq. metres (1503.3 sq. feet)



Total area: approx. 139.7 sq. metres (1503.3 sq. feet)

Ground Floor

Approx. 43.6 sq. metres (469.5 sq. feet)



Total area: approx. 43.6 sq. metres (469.5 sq. feet)

Directions

From our Mablethorpe office head north along Victoria Road to the traffic lights. At the traffic lights turn left onto the High Street. Follow along onto Alford Road and Golf Road can be found to your right. Ravensdale is situated a short distance along on your right hand side.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-60) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-60) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

