CHOICE PROPERTIES

Estate Agents

15 Seacroft Road, Mablethorpe, LN12 2DU

Reduced To £175,000



It is a pleasure for Choice Properties to bring to the market this beautifully presented two bedroom semi-detached bungalow, situated in a convenient position, within a short walk to both the beaches and local amenities of Mablethorpe. Having undergone a number of renovations over the past couple of years, the property benefits from a modern interior, a full re-wire, new uPVC double glazing throughout and easy to maintain gardens to the side and rear. Early viewing is advised with the property also having the option of being sold with no onward chain.

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

Benefiting from solar panels, which are owned outright; the well maintained, abundantly light and bright accommodation comprises:-

Entrance Hall
2'11" x 5'08"
'Front' uPVC door leading into the entrance hall, with a built in storage cupboard and doors to:

Shower Room
7'04" x 7'01"
Set out in a wet room design with a mains fed shower head over, hand wash basin with single hot and cold taps and WC with dual flush button, partly tiled walls and a 'Monsoon' extractor fan.

Kitchen
12'10" x 5'09"
Fitted with a rage of wall and base units with worktop over, one bowl resin sink with drainer and mixer tap, four ring gas hob with stainless steel extractor hood over, integrated fan oven, space for a freestanding fridge/freezer, space for an under-counter fridge, integrated slimline dishwasher, fitted water softener, integrated washing machine and the kitchen also houses the wall mounted 'Ideal' combination boiler: approximately two years old and supplies both the central heating and hot water systems.

Reception Room
12'05" x 11'09"
Fitted with an electric wall mounted feature fireplaces, telephone point, TV aerial, extra wall mounted electric radiator (as well as the gas central heating system that runs throughout), wall lighting and doors to:

Dining Room
9'09" x 7'06"
With ample space for a dining table and double opening 'French' doors to the garden.

Bedroom 1
9'00" x 11'10"
Spacious double bedroom with a bow window to front aspect and TV aerial.

Bedroom 2
9'10" x 7'04"
Double bedroom with a TV aerial and inset spot lighting.

Driveway
Providing off road parking for three vehicles.

Garden
To the rear of the property you will find a privately enclosed garden paved for ease of maintenance with timber fencing to the boundaries. The rear garden additionally benefits from a composite shed, as well as a useful timber shed with power. From the double opening 'French' doors leading out from the property, you will find a timber decked seating area; perfect for outdoor dining or entertaining.

To the side of the property you will find a further paved garden area, with timber fencing to the boundaries, making another ideal space to sit and soak in the sunshine, with an array of well established shrubs and trees.

Tenure
Freehold.

Viewing arrangements
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 A.

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.


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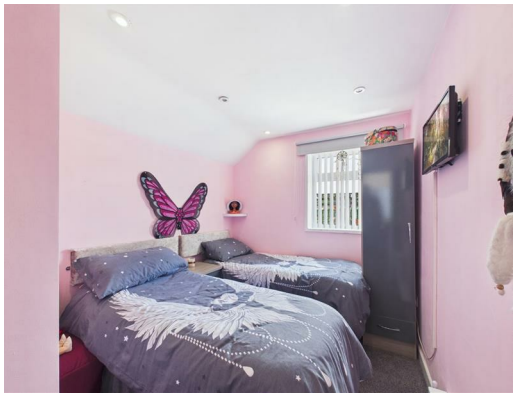






















Approximate total area(1)

584 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 along Victoria Road, at the traffic lights turn left onto the High Street, take your second left before the Co-op onto Seacroft Road and number 15 is located on your right hand side towards the top of the road.

