CHOICE PROPERTIES

Estate Agents

54 Seacroft Road, Mablethorpe, LN12 2DJ

Price £290,000



Choice Properties are pleased to present for sale this impressive detached bungalow which offers an abundance of space and comfort, making it an ideal family home. With six generously sized bedrooms, this property provides extensive internal accommodation that is sure to meet the needs of a growing family or those seeking extra room for guests.

The bungalow features a sizeable kitchen that is perfect for culinary enthusiasts, complemented by a spacious living area that invites relaxation and social gatherings. Additionally, the utility room adds practicality to daily living.

Outside, the property boasts privately enclosed gardens, providing a tranquil retreat for outdoor enjoyment. The gardens offer a safe space for children to play or for adults to unwind in the fresh air. Furthermore, off-road parking for one vehicle adds convenience, making this home both functional and accessible. Early viewing is highly recommend to truly appreciate the generous space and potential it offers.

The Property Ombudsman
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The generously proportioned and abundantly bright living accommodation comprises:

Kitchen
Fitted with a range of wall and base units, inset sink, one and a half bowl, with drainer and mixer tap, integrated oven, splash back throughout, dual aspect windows

Reception Room
Light and airy reception room benefiting from dual aspect windows including a bow window to front aspect and fitted with laminate flooring, an electric feature fireplace and TV aerial.

Hallway
"L' shaped hallway with access to the loft which is partially boarded with a pull down ladder, a built in storage cupboard and doors to:

Utility Room
Fitted with a range of wall units and space for a freestanding tumble dryer, space and plumbing for a washing machine with worktop over, space for a freestanding fridge/freezer, tiled flooring and a uPVC door to the garden.

Bedroom 1
Double bedroom fitted with a TV aerial.

Bedroom 2
Double bedroom with an array of fitted wardrobes.

Bedroom 3
Double bedroom.

Bedroom 4
Double bedroom.

Bedroom 5
Double bedroom.

Bedroom 6
Single bedroom.

Bathroom
Fitted with a three piece suite comprising a panelled bath tub with mixer tap and shower attachment as well as a mains fed double shower head over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, mermaid boarded walls, a heated towel rail, inset spot lighting and an extractor fan.

Garden

Driveway
Providing off road parking.

Tenure
Freehold.

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.

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.

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.

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)

1126 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 54 is located about half way along on your left hand side.







