CHOICE PROPERTIES

Estate Agents

Harvon Seaholme Road, Mablethorpe, LN12 2DF

Price £255,000

CHAIN FREE Choice Properties are delighted to bring to the market this expansive and well maintained detached bungalow, perfectly positioned just a short distance from Mablethorpe's award winning beaches and all the local amenities. The bungalow further benefits from driveway and generously sized and privately enclosed garden. Viewing is highly advised!

Offering generously proportioned rooms throughout and a desirable layout, the beautifully maintained and abundantly light accommodation comprises:-

Hallway
16'6" x 5'7"
Spacious hallway, two built in storage cupboards - one housing the wall mounted Ideal combination boiler, programming controls, thermostat controls, loft access - partly boarded with retractable ladder and lighting.

Reception room
11'1" x 16'10"
Bright and airy reception room, TV Aerial point, telephone point, French double opening doors leading out onto the beautiful rear garden.

Kitchen
9'8" x 12'0"
Fitted with a range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, integral cooker, four ring gas hob with featured extractor over, integrated fridge/freezer, plumbing for a washing machine, partly tiled walls, space for a dining table, inset spot lights to the ceiling, pedestrian door to the rear aspect.

Bedroom 1
12'5" x 9'6"
Spacious double bedroom.

Bedroom 2
8'6" x 8'6"
Double bedroom.

Bedroom 3
7'10" x 8'7"
Double bedroom.

Bathroom
5'7" x 8'2"
Fitted with a modern three piece suite comprising panelled bath with single taps and mains fed shower over, pedestal wash hand basin with single taps, dual flush w.c., inset spot lights to the ceiling, extractor fan, tiled walls.

Driveway
Paved driveway providing off road parking.

Garden
The property stands proudly upon a beautiful and spacious corner plot, with well tended gardens. The front garden is enclosed with dwarf timber fencing and adorned with established plants, trees and shrubbery throughout. To the rear of the property you will find an attractive and well presented rear garden, with a variety of timber sheds and a timber Summerhouse with power. There is a paved patio seating area with featured gravel border and laid to lawn garden with colourful plants and shrubs to the borders.

Summer house
With power.

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

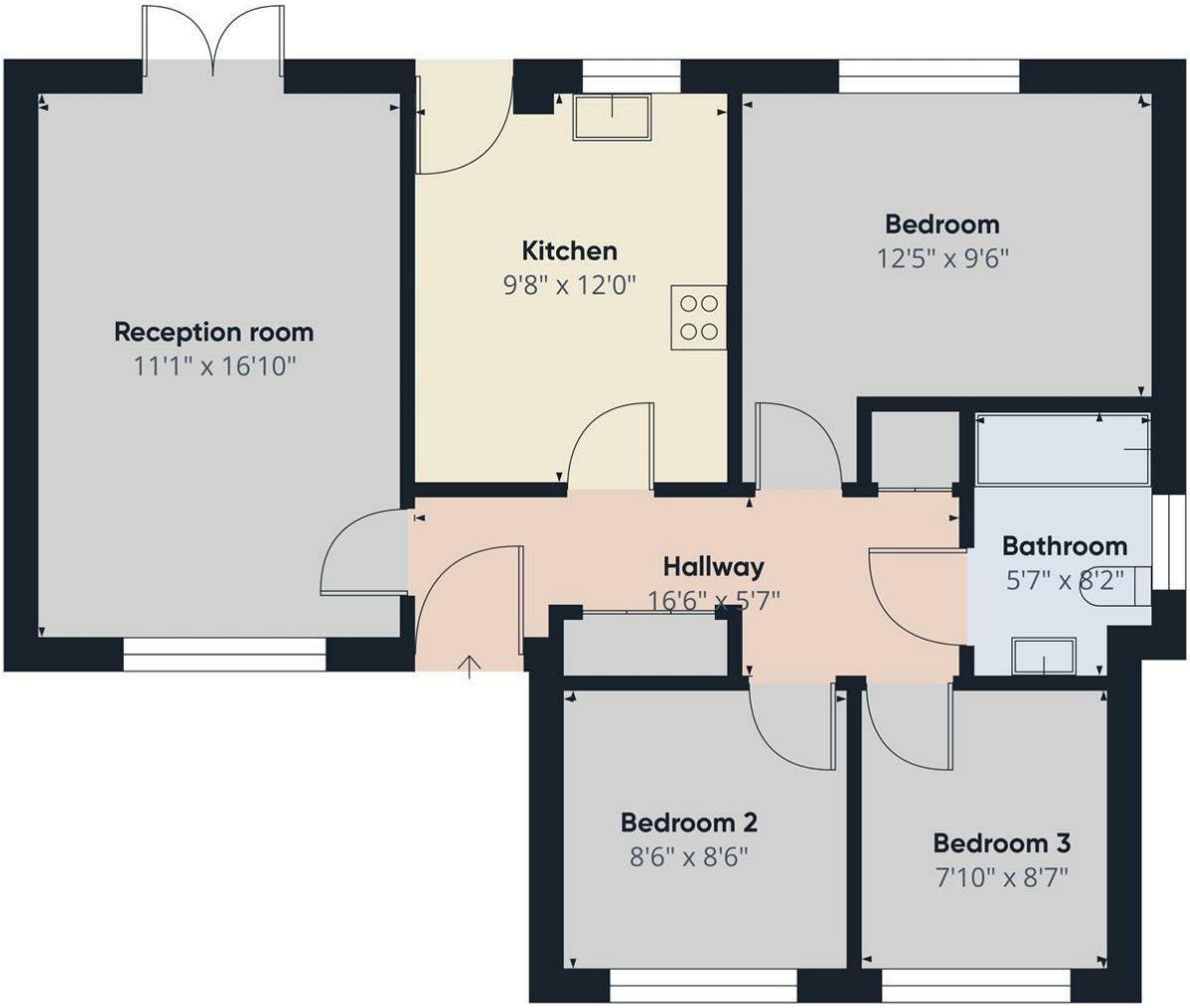
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

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. 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)

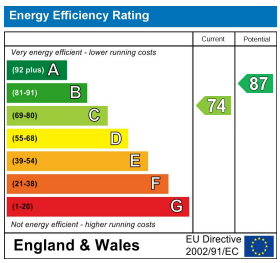
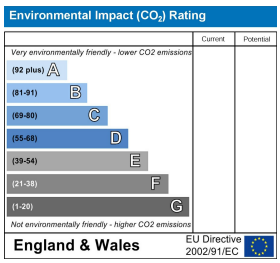
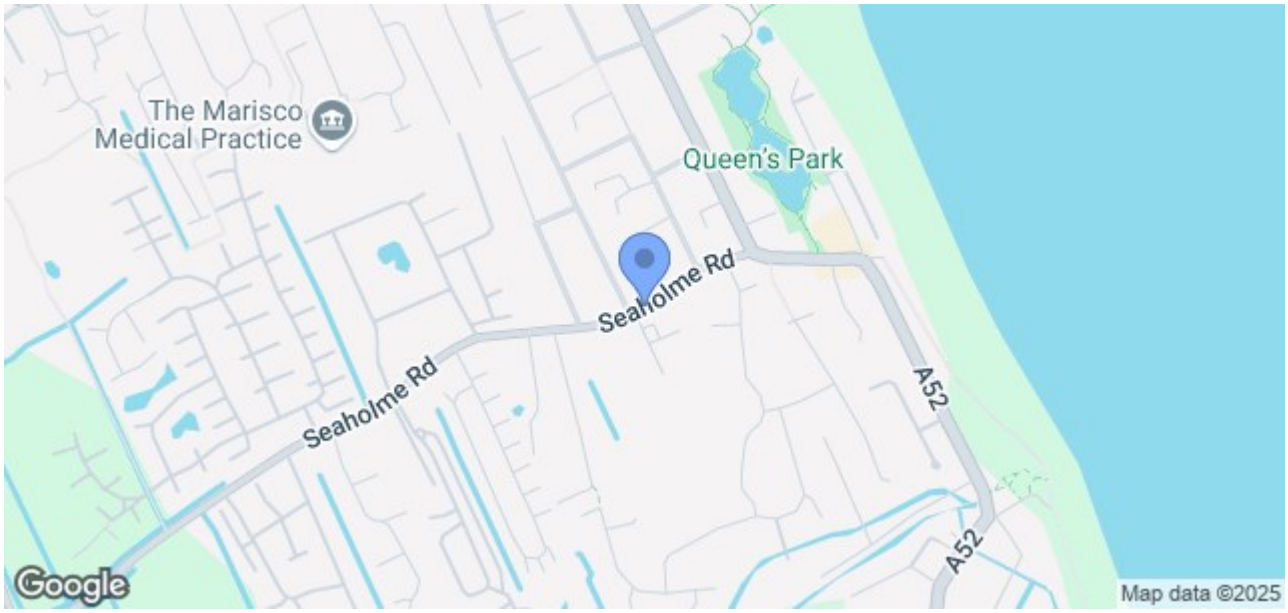
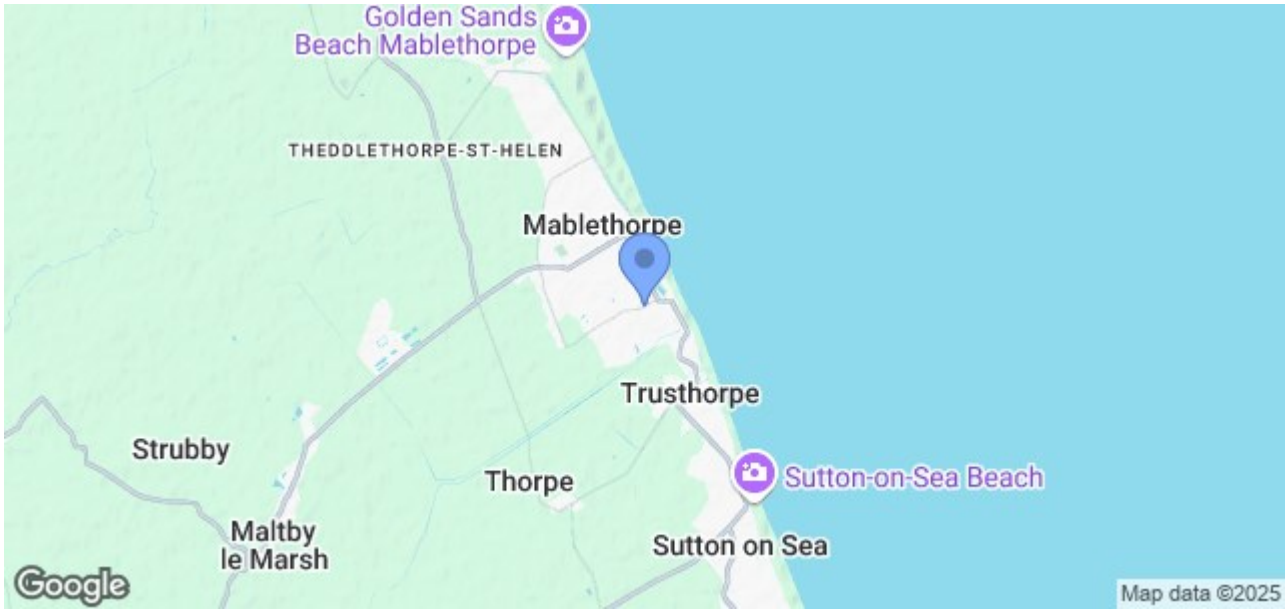
722.25 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Directions

From our Mablethorpe office head south along Victoria Road. At the bottom of Victoria Road turn right onto Seaholme Road. Harvon can then be found on the corner on the left hand side.