



Sandsway Seaholme Road, Mablethorpe, LN12 2DE

Price £265,000



We offer for sale this individually designed spacious detached bungalow positioned on a large plot. The property is situated in a pleasant residential position close to the beach, town centre and local amenities.

The property has the added advantage of Gas central heating, UPVC fascias and UPVC double glazed windows and doors. The spacious internal accommodation consists of:

Front Entrance Door to:

Entrance Hall

10'2" x 8'8"

Radiator. Parquet flooring. Telephone point. Wall lighting. Double sliding doors leading into:

Hallway

21'5" x 4'5"

Fitted storage cupboard. 2 single power points. 2 Loft access points. 3 radiators.

Lounge

17'9" x 16'

Bay window. Gas fire set in feature surround. Radiator. 3 double power points. Centre and spot lighting.

Kitchen

14'1" x 13'6"

Fitted wall and base units with work surfaces over. 1.5 bowl sink unit and drainer with mixer taps. Integrated Electric oven and hob. 3 double power points. Radiator. Part tiled walls. Telephone point. Bay window.

Pantry

4'2" x 4'11"

Shelving. Part tiled walls. 1 double and 1 single power point.

Utility Room

6'1" x 7'7"

Plumbing for washing machine. Tiled floor. Gas meter. Electric meter and consumer unit. 1 double power point. Door leading out to the rear patio and garden. Gas combination boiler which supplies the central heating and hot water.

WC

4'11" x 3'

With W.C.

Bathroom

8'3" x 7'4"

panelled corner bath with Electric shower. Wash hand basin set in vanity unit. Radiator. Half tiled walls.

Dining Room/Bedroom 4

12' x 14'3"

Radiator. 2 double power points. Telephone point. Sliding patio door leading into the Conservatory.

Conservatory

15' x 11'8"

2 double power points. Tiled floor. Double opening 'French' doors leading out to the rear patio and garden.

Bedroom 1

12'3" x 12'3"

Radiator. Fitted wardrobes. Bay window. 2 double power points. T.V. aerial point.

Bedroom 2

12'8" x 12'

Radiator. 2 double power points. Sliding patio door leading out to the rear patio and garden.

Bedroom 3

12'8" x 8'8"

Radiator. 2 double power points.

In/Out Driveway

Spacious in/out driveway.

Driveway

To the side of the property is an additional driveway plus hard standing for a caravan, campervan or boat etc..

Garage 1

17' x 10'

Up and over door. Side access door. Power and lighting.

Garage 2

30' x 10'

Double opening garage doors. Side access door. Power and lighting.

Workshop

8'5" x 7'3"

Power and lighting.

Gardens

To the front of the property is a lawned garden with a variety of trees. To the side of the property is gated access to the pleasant privately enclosed garden which is also laid to lawn with flower beds and borders. Paved patio area. Outside lighting. Outside water tap. Timber shed.

Council Tax

Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
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 D

Tenure

Freehold

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 472016.

Opening Hours

Monday - Friday: 8.30am - 5.30pm

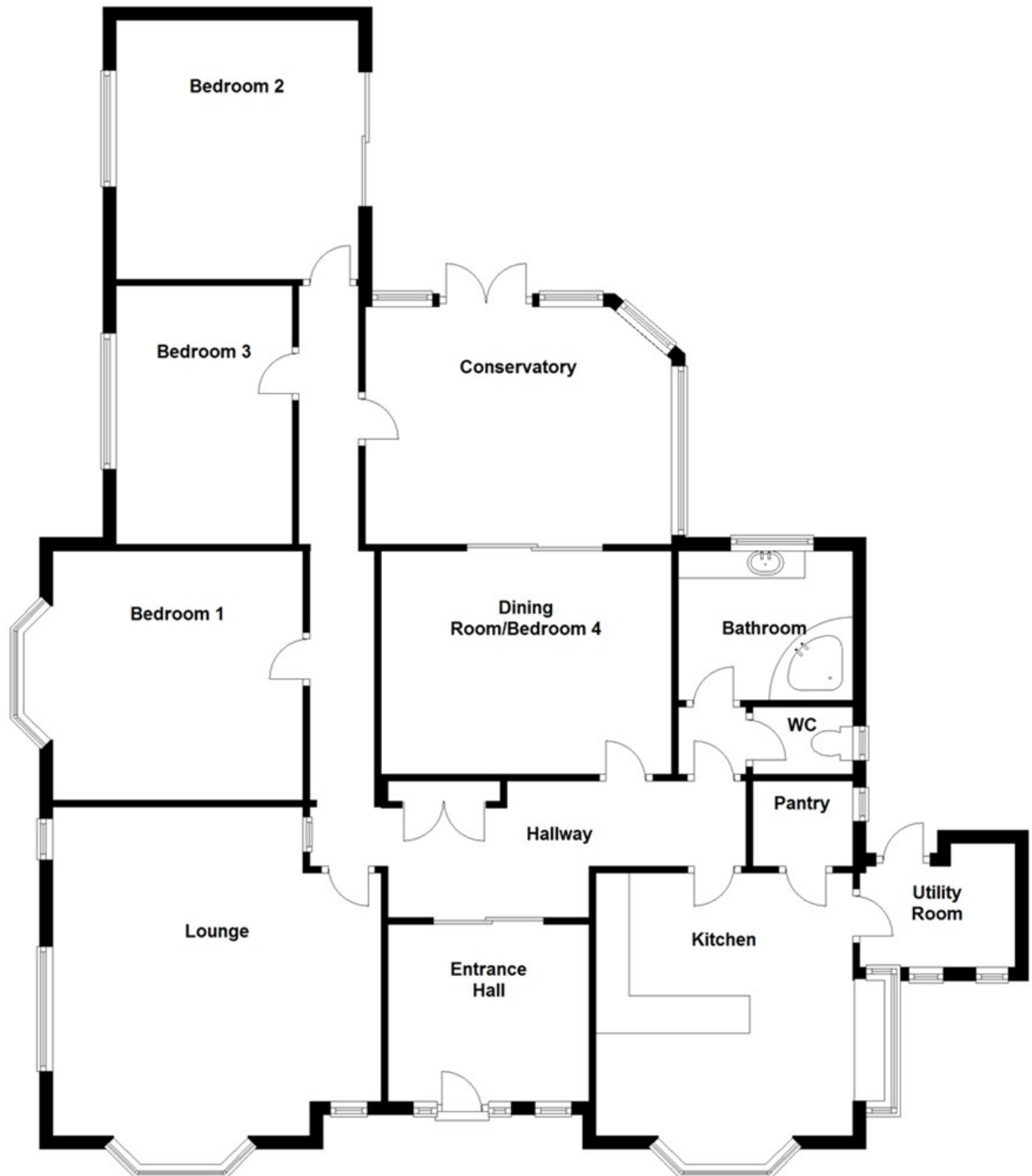
Saturday: 9.00am - 3.00pm

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Ground Floor



Directions

From our Mablethorpe office head South along Victoria Road then turn right at the Eagle Hotel onto Seaholme Road. Sandsway can be found a short way along on your right hand side.

