



# CHOICE PROPERTIES

*Estate Agents*

26 Seahaven Springs Seaholme Road,  
Mablethorpe, LN12 2QS

Reduced To £146,950



Choice Properties are excited to offer for sale this spacious two bedroom detached park home, situated on the sought-after site of Seahaven Springs in Mablethorpe. Positioned only a short walk from both the local amenities and beaches on offer, early viewing is advised with the home having been renovated throughout to a high quality finish.

The beautifully presented accommodation benefits from a mains gas central heating system, uPVC double glazing throughout and comprises:-

### **Entrance Porch**

9'08" x 3'08"

Front uPVC door leading into the entrance porch, fitted with a telephone point and a cupboard housing the wall mounted consumer unit.

### **Reception Room/Dining Area**

19'07" x 9'01"

Light and airy space benefiting from double aspect windows including an angled bay window to front aspect and sliding patio doors to side aspect. The reception room/dining area is further fitted with a freestanding electric feature fireplace, set in feature surround, a TV aerial and provides ample space for a dining table.

### **Inner Hallway**

With space for a freestanding fridge/freezer, a built in tall larder cupboard, an integrated storage cupboard and doors to:

### **Kitchen**

14'09" x 10'11"

Fitted with a range of wall and base units with worktop over, one bowl resin sink with drainer and mixer tap, four ring gas hob with extractor hood over, space and plumbing for a freestanding washing machine, double interested electric 'Indesit' oven, space for a freestanding slimline dishwasher, side uPVC door and the kitchen also houses the wall mounted 'Ideal' combination boiler; supplying both the central heating and hot water systems.

### **Bedroom 1**

9'06" x 11'02"

Spacious double bedroom with a TV aerial.

### **Bedroom 2**

9'06" x 11'01"

Double bedroom with laminate flooring.

### **Shower Room**

4'10" x 10'11"

Fitted with a stylish three piece suite comprising a large shower enclosure with electric 'Triton T80 Easi Fit+' shower over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, part tiled; part mermaid boarded splashbacks.

### **Driveway**

Driveway laid with shingle providing off road parking for numerous vehicles.

### **Garage**

8'03" x 16'01"

Detached garage with a front uPVC pedestrian door, window to front aspect, power and lighting.

### **Garden**

To the side and rear of the property you will find a privately enclosed garden; paved and laid with shingle for ease of maintenance, with timber fencing to the boundaries. Throughout the garden you will find planter beds to the borders, to display a variety of plants and shrubs.

## **Tenure**

The property is covered by the Mobile Homes Act 2013. Please contact us if you have any questions regarding this. Ground rent is paid annually to the site and covers the maintenance of the communal areas as well. The current ground rent figure covering service charges too, is £131.92 a month; payable to Springs Estates.

## **Viewing arrangements**

Viewing by appointment through Choice Properties on 01507 472016.

## **Opening hours**

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

## **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 regulations 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.

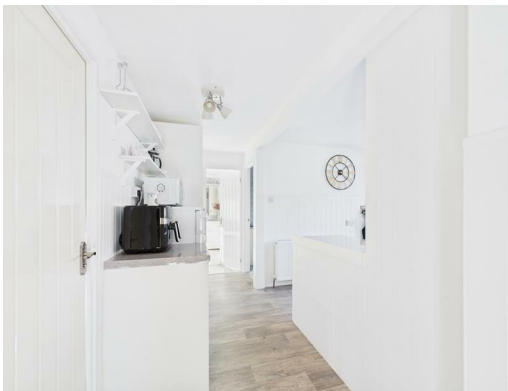
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

## **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](http://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.

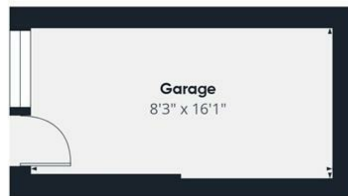








Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>  
805 ft<sup>2</sup>

(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 south along Victoria Road, at the Eagle Hotel turn right onto the Seaholme Road. Seahaven Springs is the fourth turning on your left hand side (including Harlequin Drive).

