



# CHOICE PROPERTIES

*Estate Agents*

26 Seacroft Road,  
Mablethorpe, LN12 2DG

Reduced To £215,000



Choice Properties are delighted to present this superb two bedroom detached bungalow, located just moments away from the local amenities and golden sandy beaches of Mablethorpe. This impressive bungalow further benefits from generously proportioned rooms throughout and a well maintained garden to the rear. Early viewing is advised.

This abundantly light and bright internal accommodation comprises:

### **uPVC Double Entrance Doors**

Leading into:

### **Hall**

4'0" x 15'2"

Loft access. Doors to:

### **Reception Room**

13'5 x 13 into bay

Light and airy reception room benefitting from double aspect windows including a bay window to the front aspect. Gas fire set in feature surround. TV aerial point.

### **Kitchen**

9'5" x 11'4"

Fitted with wall and base units with work surfaces over, one and a half bowl stainless steel sink unit and drainer with mixer tap, electric oven and four ring gas hob with extractor over, plumbing for a washing machine, wall mounted 'Ideal' combination boiler. Part tiled walls.

### **Conservatory**

10'6" x 10'2"

With polycarbonate roof. Tiled flooring. Double opening 'French' style patio doors to the garden.

### **Pantry**

3'11" x 3'0"

### **Bedroom 1**

13'5 x 13

Spacious double bedroom with bay window to the front aspect.

### **Bedroom 2**

13'9" x 8'5"

Spacious double bedroom.

### **Shower Room**

9'5" x 5'3"

Fitted with three piece shower room suite comprising large walk-in shower enclosure with electric 'Mira' shower, hand wash basin set in vanity unit, dual flush wc. Tiled walls. Storage cupboard.

### **Driveway**

Providing off road parking.

### **Garden**

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid to lawn and features an attractive paved patio area. This impressive garden further benefits from a timber summer house and two timber sheds.

### **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](http://www.e-lindsey.gov.uk)

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

### **Viewing arrangements**

Viewing by appointment through Choice Properties on 01507 472016.

### **Opening times**

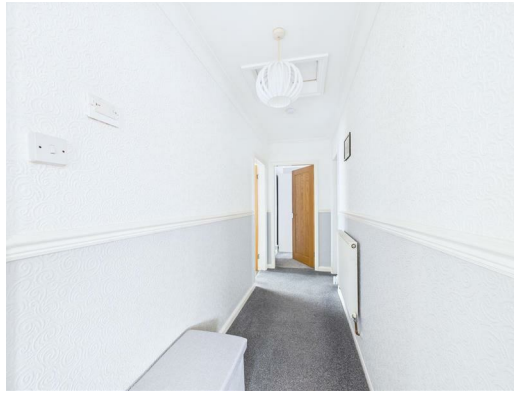
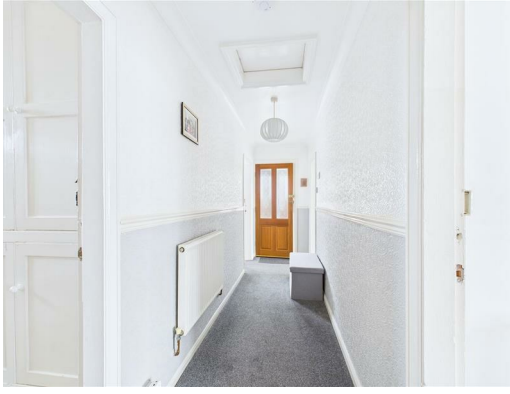
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

### **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.

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<sup>m</sup>  
781 ft<sup>2</sup>

(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.

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# Directions

From our 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 26 is located towards the end of the road on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

