



# CHOICE PROPERTIES

*Estate Agents*

Beau Rivage Seaholme Road,  
Mablethorpe, LN12 2DF

Price £225,000



Choice Properties are delighted to bring to the market this spacious and ideally positioned two bedroom detached bungalow, moments away from the local amenities and award winning golden sandy beaches of Mablethorpe. Benefitting from a large driveway, enclosed rear garden and useful outbuilding/studio, early viewing is certainly advised!

Benefitting from uPVC double glazing and gas central heating, this spacious accommodation comprises:

### **Entrance Porch**

4'8" x 1'6"

uPVC entrance door.

### **Hallway**

4'2" x 13'6"

Built in storage cupboard with radiator. Control panel for the alarm system. Loft access. Thermostat controls. Doors to:

### **Kitchen**

8'4" x 9'10"

Fitted with a range of wall and base units with work surfaces over, resin sink unit and drainer with mixer tap, integrated 'Neff' oven and grill, four ring gas hob with extractor over, integrated dishwasher, washing machine and fridge. Tiled flooring and part tiled walls.

### **Reception Room**

18'0" x 11'6"

Light and airy reception room with electric fireplace set in feature surround with wooden mantle and double opening patio doors leading to the conservatory. TV aerial point.

### **Conservatory**

8'6" x 10'1"

With a pitched glass roof and double opening patio doors to the garden.

### **Bedroom 1**

11'10" x 11'5"

Spacious double bedroom with built in wardrobe, bridging unit and drawers.

### **Bedroom 2**

6'7" x 9'9"

Built in cupboard housing the electric consumer unit. TV aerial point.

### **Shower Room**

6'8" x 5'11"

Fitted with a stylish three piece suite comprising a shower enclosure, hand wash basin set in vanity unit and dual flush wc. Part tiled walls.

### **Driveway**

A block paved driveway provides ample off road parking.

### **Gardens**

The property is fronted by a low maintenance garden, laid mostly to lawn with timber fencing to the boundaries. To the rear of the property is a privately enclosed garden, with timber fencing to the boundaries, which is also laid mostly to lawn with the added benefit of a paved patio area.

### **Garage/Outbuilding**

8'10" x 19'9" and 8'10" x 12'4"

Originally the detached garage, this useful studio/workshop space has been split into two.

### **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**

By appointment through Choice Properties on 01507 472016.

## **Opening Hours**

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

## **Making An Offer**

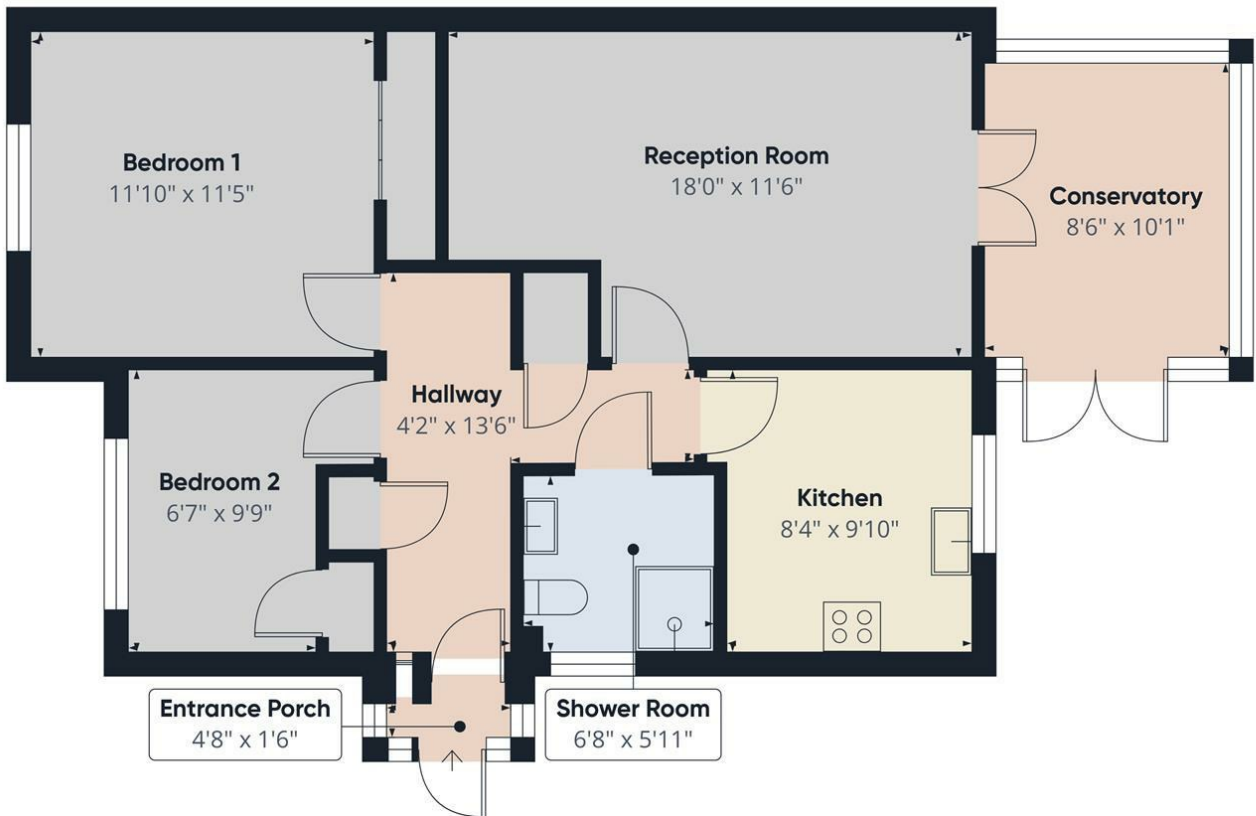
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

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>  
730 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.

GIRAFFE360



Floor 0 Building 1

# Directions

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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	

