



CHOICE PROPERTIES

Estate Agents

Fair Field Seaholme Road,
Mablethorpe, LN12 2DF

Price £340,000



****CHAIN FREE BEING SOLD BY A MOTIVATED SELLER WHO IS OPEN TO OFFERS**** Choice Properties are delighted to bring to the market this capacious four bedroom detached house which further benefits from two spacious loft rooms. This generously proportioned property is ideally located moments from the town centre and beach and early viewing is recommended. Photographs to follow.

Offering generously proportioned rooms throughout, this expansive and well laid out accommodation comprises:-

Store

7'3" x 16'1"

Window to front, door to:

Driveway

Providing off street parking.

Hallway

7'3" x 4'2"

Door to:

Garden

Sitting Room

13'0" x 16'7"

Window to front, two windows to side.

Tenure

Freehold

Hallway

7'1" x 3'6"

Twoopen plan, door to:

Viewing arrangements

By appointment through Choice Properties on 01507 472016.

Door to:

Opening hours

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Kitchen

Window to side.

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.

Annexe bedroom

7'1" x 10'8"

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.

Hallway

7'1" x 2'11"

Open plan, door to:

Shower Room

4'5" x 3'8"

Window to side.

Storage

4'7" x 3'8"

Open plan, door to:

Kitchen

10'4" x 13'1"

Door to:

Shower Room**Reception Room**

13'4" x 11'4"

Window to front, double door, door to:

Entrance Hall

16'10" x 6'2"

Window to side, stairs, door to:

Dining Room

9'7" x 9'7"

Two windows to side, window to front, two doors, open plan.

Bathroom

9'4" x 8'9"

Window to side, door to:

Bedroom 4

13'0" x 8'10"

Window to side, stairs.

Landing

19'5" x 8'1"

Window to side, Storage cupboard, stairs, door to:

Bedroom 1

8'9" x 13'7"

Window to side, door to:

Bedroom 2

14'11" x 9'6"

Window to side, window to front, door to:

Bedroom 3

7'10" x 8'1"

Window to front, door.

Bedroom Loft Room

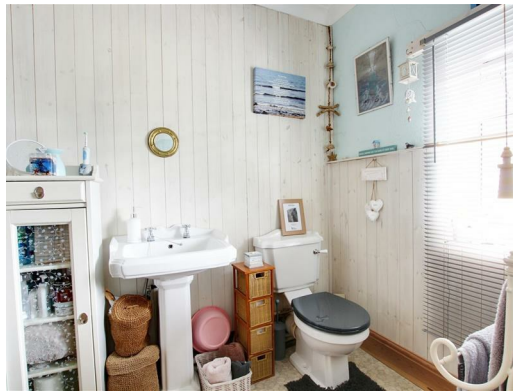
11'10" x 5'1"

Window to rear, door to:

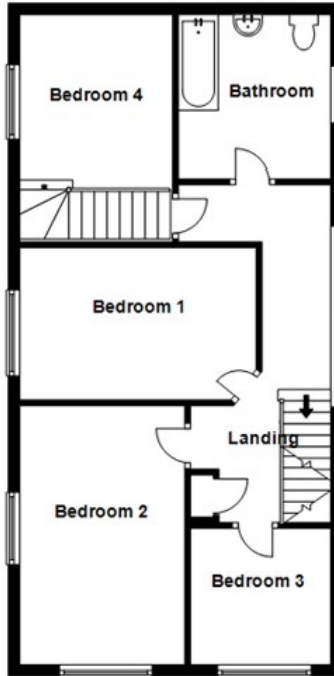
Bedroom Loft Room

7'11" x 5'1"

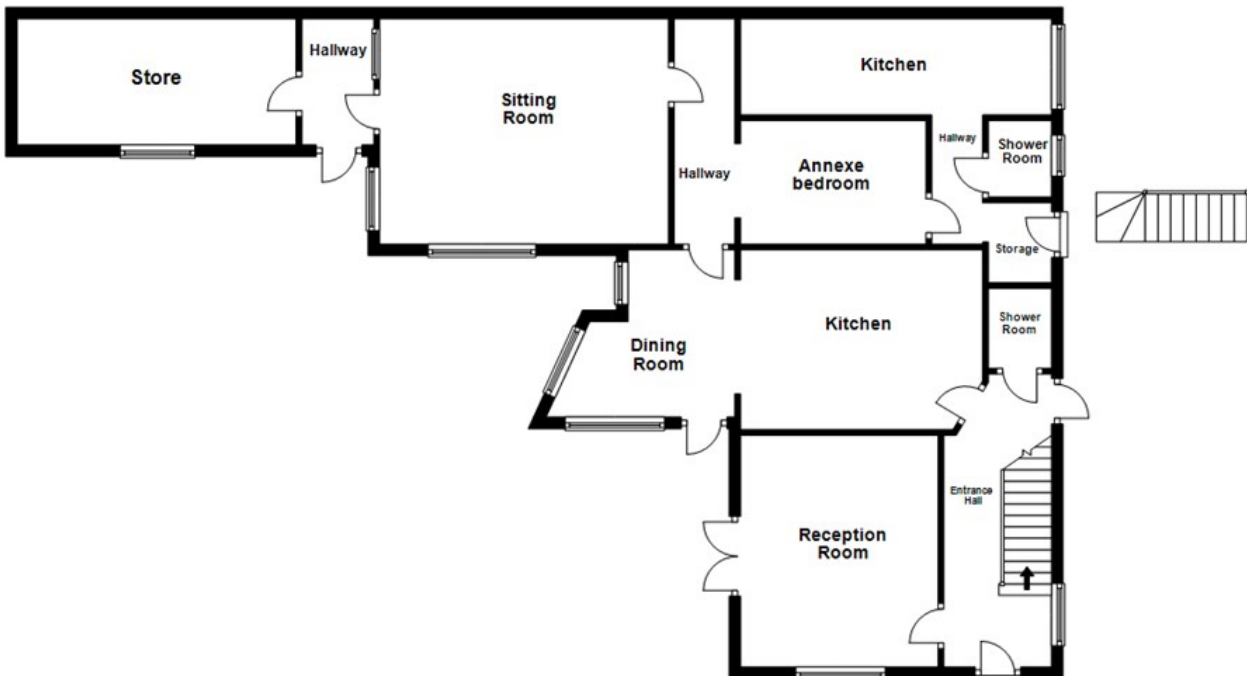
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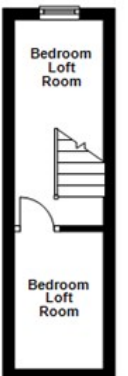
First Floor



Ground Floor



Second Floor



Directions

