



CHOICE PROPERTIES

Estate Agents

Harvon Seaholme Road,
Mablethorpe, LN12 2DF

Reduced To £290,000



Welcome to this stunning detached bungalow located on Seaholme Road in the charming town of Mablethorpe. As you step inside, you'll be greeted by a beautifully presented interior that exudes warmth and comfort. One of the standout features of this property is its proximity to the beach and local amenities. Imagine taking leisurely strolls along the sandy shores or enjoying the various shops and restaurants just a stone's throw away from your doorstep. Early viewing is highly advised.

Offering generously proportioned rooms throughout and a desirable layout, the beautifully maintained and abundantly light accommodation comprises:-

Hallway

4'6" x 16'5"

Spacious hallway, two built in storage cupboards - one housing the wall mounted Ideal combination boiler, programming controls, thermostat controls, loft access - partly boarded with retractable ladder and lighting.

Reception Room

18'3" x 11'1"

Bright and airy reception room, TV Aerial point, telephone point, French double opening doors leading out onto the beautiful rear garden.

Kitchen

12'1" x 9'9"

Fitted with a range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, integral cooker, four ring gas hob with featured extractor over, integrated fridge/freezer, plumbing for a washing machine, partly tiled walls, space for a dining table, inset spot lights to the ceiling, pedestrian door to the rear aspect.

Bedroom 1

9'7" x 12'6"

Spacious double bedroom.

Bedroom 2

8'8" x 8'8"

Double bedroom.

Bedroom 3

8'8" x 7'11"

Double bedroom.

Bathroom

8'3" x 5'9"

Fitted with a modern three piece suite comprising panelled bath with single taps and mains fed shower over, pedestal wash hand basin with single taps, dual flush w.c., inset spot lights to the ceiling, extractor fan, tiled walls.

Driveway

Paved driveway providing off road parking.

Garden

The property stands proudly upon a beautiful and spacious corner plot, with well tended gardens. The front garden is enclosed with dwarf timber fencing and adorned with established plants, trees and shrubbery throughout. To the rear of the property you will find an attractive and well presented rear garden, with a variety of timber sheds and a timber Summerhouse with power. There is a paved patio seating area with featured gravel border and laid to lawn garden with colourful plants and shrubs to the borders.

Summer house

9'07" x 7'10"

With power.

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

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

Viewing arrangements

By appointment through Choice Properties on 01507 472016.

Opening hours

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

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

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.

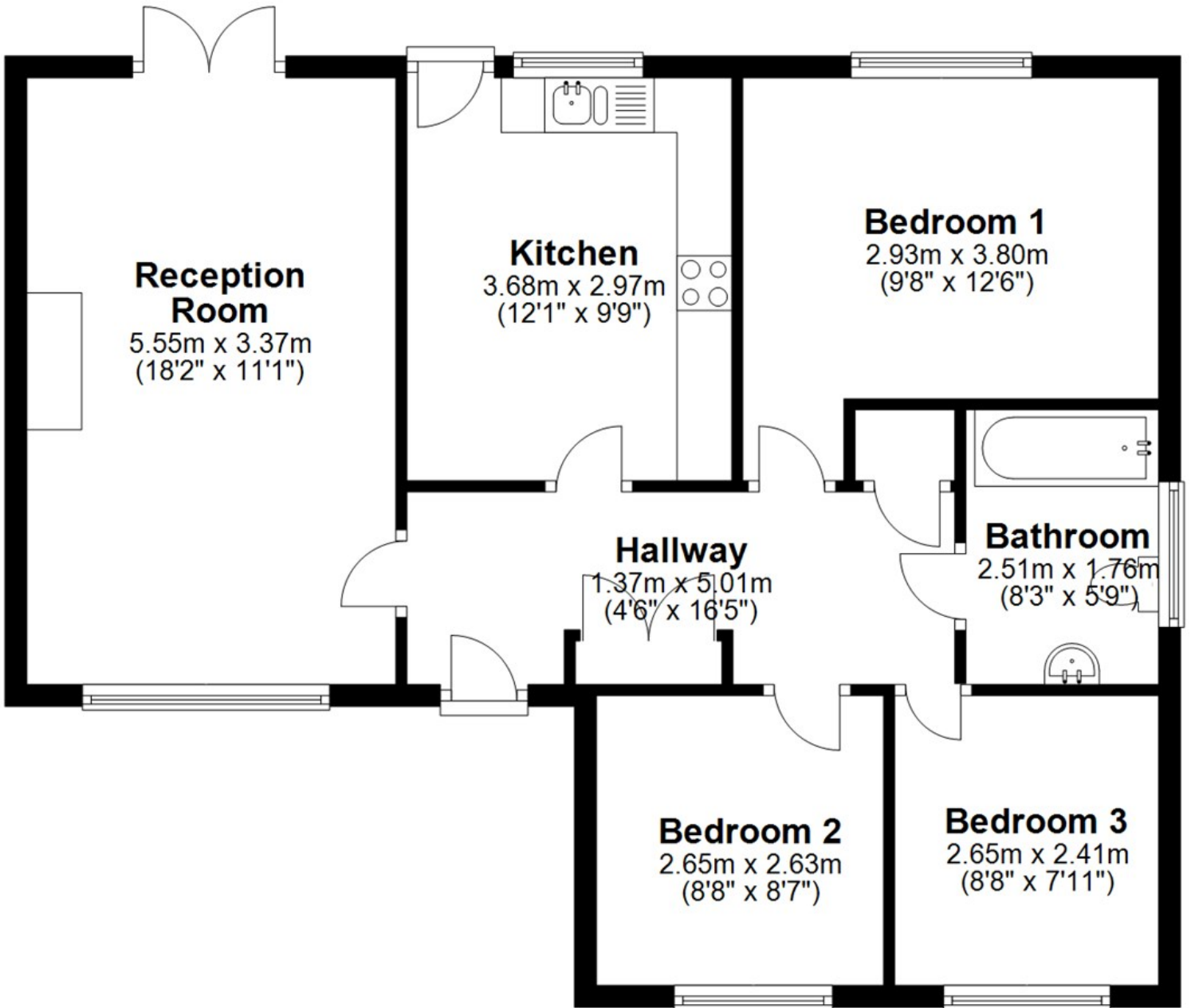
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Ground Floor



Directions

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		74
(55-60) 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-60) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

