



# CHOICE PROPERTIES

*Estate Agents*

Seatoller Main Street,  
Mablethorpe, LN12 2QE

Price £325,000



Choice Properties are proud to present Seatoller, an expansive three/four bedroom detached dormer bungalow in a quiet residential location within easy reach of neighbouring Mablethorpe and Sutton on Sea. This fantastic property offers generously proportioned rooms throughout as well as a large garden, driveway and garage. No upper chain.

With the added benefit of gas central heating and UVPC double glazing throughout, the well proportioned and abundantly bright internal living accommodation comprises:-

### **Entrance Porch**

4'7 x 5'1

with UVPC entrance door. UVPC window to front and side aspects. Laminate flooring. Glass door to:-

### **Hallway**

15'4 x 11'3

### **Reception Room**

12'8 x 27'2

Large UVPC bow window to front aspect. Fireplace with stone heath and brick surround. Power points. Telephone point. Tv aerial point. Radiator. Sliding door to :-

### **Sun Room**

32'3 x 5'9

Large UVPC windows to rear aspects making the room abundantly bright. Two radiators. Power points.

### **Kitchen**

11'8 x 10'10

Fitted with wall and base units with work surfaces over. 1 bowl stainless steel sink with mixer tap and drainer. Part tiled walls. Laminate flooring. Fitted dining table. Extractor hood. Power points. Window into sun room.

### **Utility**

9'9 x 5'6

Fitted with wall units. Laminate Flooring. Viessmann gas boiler. Consumer unit. Thermostat. Plumbing for wash machine. Power points. Door to rear porch.

### **Living Room**

13'10 x 12'5

Large UVPC bow window to front aspect. Radiator. Power points.

### **Office**

9'8 x 5'0

UVPC window to side aspect. Radiator. Power points.

### **WC**

4'3 x 2'11

Fitted with a low level w.c. Laminate flooring. UVPC window to side aspect.

### **Rear Porch**

UVPC window to rear aspect. UVPC door to garden. Laminate flooring.

### **Landing**

5'8 x 12'1

Access to loft. Door to all first floor rooms.

### **Bedroom 1**

14'0 x 12'10

Spacious double bedroom fitted with large under eaves storage cupboards. Large UVPC window to side aspect. Radiator. Power points

### **Bedroom 2**

12'8 x 12'9

Spacious double bedroom with two large storage cupboards. Radiator. Power points. UVPC window to side aspect.

### **Bedroom 3**

5'9 x 7'5

Single bedroom. Radiator. Power point. Telephone point. UVPC window to front aspect.

### **Bathroom**

9'2 x 6'9

Fitted with a four piece suite comprising of panelled bath, walk in electric shower, pedestal wash hand basin with single taps, and push flush w.c. Panelled walls. Laminate flooring. Extractor. Radiator. Electric shaver point. UVPC window to rear aspect.

### **Garden**

To the rear of the property is a private fully enclosed laid to lawn garden view extensive countryside views to the rear. This garden is easy to maintain and enclosed via fencing and brick walls to the perimeter. There is also a laid to lawn garden to the front of the property with a patterned brick wall surround.

### **Garage**

Single brick built garage with traditional up and over garage door and pedestrian side access door.

### **Driveway**

Paved driveway to the front of the property with space for a large vehicle.

### **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 D. Amount Payable 2024/25 - £2220.45

### **Viewing Arrangements**

Viewing by appointment through Choice Properties on 01507 443777.

### **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.

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.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1447.96 ft<sup>2</sup>

Reduced headroom

9.58 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

----- Below 5 ft.

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 Sutton on Sea Office head towards Mablethorpe along Trusthorpe Road. Continue for 1 mile then turn left onto Main Street. Seatoller can be found 100m along on your right 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	

