



CHOICE PROPERTIES

Estate Agents

Glen Ville Seaholme Road,
Mablethorpe, LN12 2DE

Price £250,000



Choice Properties are delighted to offer for sale this remarkably spacious three bedroom (one en suite) detached bungalow which sits upon a sizeable plot set back from the road in a secluded position whilst still being within easy reach of the beach and town centre. Early viewing is highly recommended.

The well laid out accommodation comprises:

Living room

25'4" x 11'1"

Light and airy reception room, multi-fuel stove fire set into featured bricked surround with tiled hearth, TV Aerial point, loft access, sliding patio doors leading into the sun room.

Kitchen

18'10" x 12'3"

Fitted with a stylish range of wall and base units with complimentary worksurfaces over, one bowl resin sink unit with drainer and mixer taps, integral oven, four ring gas hob with featured extractor hood over, space for fridge/freezer, plumbing for a washing machine and dishwasher, space for a tumble dryer, partly tiled walls.

Sun room

14'3" x 8'4"

With windows to all aspects, solid roof, featured wall lights, French double opening patio doors to the front aspect.

Bedroom 1

17'11" x 8'8"

Remarkably spacious double bedroom, dual aspect windows.

Dressing room

5'5" x 4'1"

Walk in wardrobe space with shelving, ideal dressing area.

Bedroom 2

15'5" x 8'11"

Spacious double bedroom with French double opening patio doors to the front aspect.

Bedroom 3

12'7" x 7'7"

Spacious double bedroom, door to:-

En-suite shower room

7'7" x 3'6"

Fitted with a three piece suite comprising large shower cubicle with electric shower over, wash hand basin set into vanity unit with mixer tap, dual flush w.c., mermaid board to the splash backs.

Bathroom

8'11" x 5'7"

Fitted with a three piece suite comprising panelled bath with shower over, wash hand basin with mixer tap, dual flush w.c., chrome heated towel rail, tiled walls.

Driveway

Long driveway providing off road parking.

Garden

The property sits proudly upon a generously sized garden which is enclosed with timber fencing to the boundaries. The gardens are partly laid to lawn but also feature paving for ease of maintenance. There is also a raised decked area with Summerhouse and a further two storage sheds.

Tenure

Freehold

Viewing arrangements

Viewing by appointment through Choice Properties on 01507 472016.

Opening hours

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

Council tax

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 B.

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⁽¹⁾
1117.62 ft²

(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 Mablethorpe office head south along Victoria Road. At the bottom of Victoria Road turn right onto Seaholme Road. Continue on Seaholme Road and Glen Ville can be found on your right hand side. The property is set back from the road and the driveway is located approximately 4 houses down from the Seacroft Road turning.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			69
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

