



CHOICE PROPERTIES

Estate Agents

45 Seahaven Springs Seaholme Road,
Mablethorpe, LN12 2QS

Price £99,950



Choice Properties are delighted to bring to the market this beautifully maintained one bedroom single unit park home with a low maintenance garden and a large garage. This fantastic property benefits from a new boiler installed in 2024 and is located on a popular, fully residential site. Early viewing is recommended.

The well laid out accommodation comprises:

Reception Room

12'0" x 9'8"

Light and airy reception room with dual aspect windows.

Kitchen

7'4" x 9'8"

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, integral oven and four ring gas hob with extractor over, wall mounted 'Baxi' combination boiler. Space for fridge. Tiled walls.

Lobby

Built in storage cupboard.

Study

8'11" x 6'5"

Sliding door to the garden.

Bedroom 1

12'1" x 9'8"

Spacious double bedroom. TV aerial point.

Shower Room

4'5" x 6'5"

Fitted with three piece suite comprising shower enclosure with electric 'Triton' shower over, hand wash basin and wc. Part tiled walls.

Driveway

Providing off road parking.

Garage

With double opening doors to the front.

Garden

To the rear of the property is an enclosed garden which is laid to paving and artificial turf for ease of maintenance.

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 A.

Viewing arrangements

By appointment through Choice Properties, Mablethorpe on 01507 472016.

Opening hours

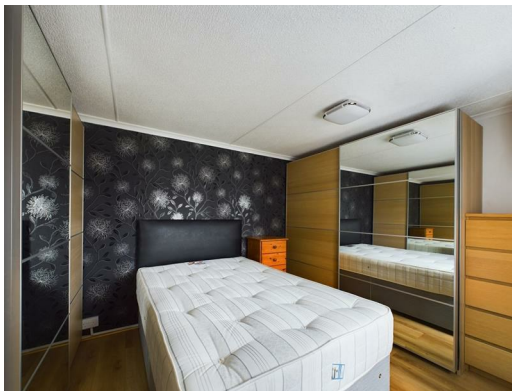
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

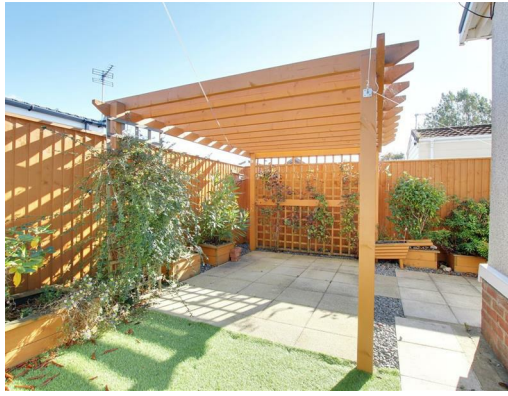
Making an offer

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.

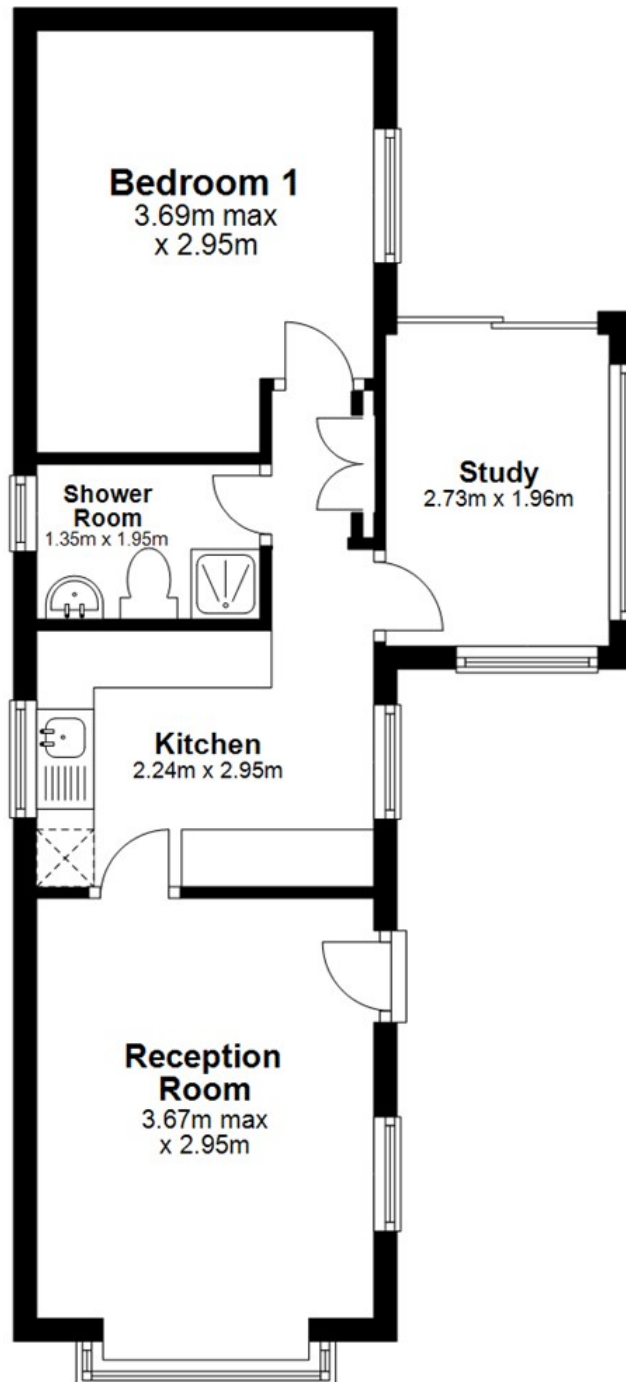
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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



Directions

From our Mablethorpe office head south along Victoria Road, at the Eagle Hotel turn right onto the Seaholme Road. Seahaven Springs is the fourth turning on your left hand side (including Harlequin Drive).

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 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	

