



CHOICE PROPERTIES

Estate Agents

Fairfield Seaholme Road,
Mablethorpe, LN12 2DF

Price £225,000



Choice Properties are delighted to bring to the market this remarkably spacious 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 award winning Blue Flag beaches. Early viewing is recommended.

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

Entrance Hall

7'10" x 18'3"

uPVC double glazed door into, stairs to the first floor landing, double radiator, cupboard under the stairs, double power point, door to the shower room, side door leading out, fuse box.

Reception Room

10'3" x 13'8"

UPVC double glazed window to the front, UPVC double glazed patio doors leading the garden, cast iron open fireplace with marble hearth and wooden mantle, plaster coving to the ceiling, wooden floor boards, television point, radiator, three double power points, two wall lights.

Shower Room

4'10" x 4'4"

Shower cubicle, wash hand basin, fully tiled walls.

Kitchen

13'3" x 10'3"

Solid wooden kitchen Fitted with range of wall and base units with granite work tops above, Rangemaster cooker fitted, tiled flooring, plumbing for dishwasher, space for fridge freezer, one bowl ceramic sink unit and drainer with mixer tap with lighting over, open archway into:

Dining Area

7'0" x 11'4"

Three double power points, access to the patio area, uPVC double glazed window to the front, two uPVC double glazed windows to the side, uPVC double glazed door leading outside.

Annex

Annex Lobby

3'4" x 5'3"

Annex Kitchen

19'9" x 4'11"

Plumbing for two washing machines, one bowl resin bowl sink with mixer tap and drainer, uPVC double glazing window to the side, radiator, tumble dryer.

Annex Shower Room

4'7" x 5'5"

uPVC double glazed window to the side, pedestal hand basin, tiled flooring, closed coupled WC, tiled splashbacks, shower tray with Triton electric shower.

Annex Hallway

4'8" x 7'0"

uPVC double glazed door into the garden, double power point.

Annex Bedroom

10'7" x 8'10"

Three double power points, lino flooring.

Annex Reception Room

11'6" x 12'10"

uPVC double glazed window to the front and side, radiator, four double power points, telephone point, internet point.

Store/Workshop

12'11" x 6'4"

First Floor

Landing

5'1" x 20'8"

Bedroom 1

10'5" x 14'11"

Three double power points, television point, uPVC double glazed window to the front and side, fitted wardrobes, radiator, cast iron fireplace, ceiling fan with light.

Bedroom 2

13'3" x 10'4"

uPVC double glazed window to the side, radiator, four double power points.

Bedroom 3

7'10" x 7'11"

uPVC double glazed window to the front aspect.

Bathroom

8'9" x 5'8"

uPVC double glazed window to the side, closed coupled W.C., pedestal wash hand basin, panelled bath with telephone style mixer tap, coving to the ceiling, tiling around the bath.

Second Floor

Study/Bedroom 4

9'5" x 8'11"

uPVC double glazed window to the side, coving to the ceiling, two double power points, Valliant boiler.

Loft Room 1

8'0" x 17'11"

uPVC double glazed window to the rear, radiator, two double power points

Loft Room 2

7'11" x 13'4"

uPVC double glazed circular window, two double power points.

Driveway

Paved driveway providing off road parking.

Garden

Tenure

Freehold.

Viewing arrangements

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.

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.

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.





Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
1972.07 ft²
Reduced headroom
12.31 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Directions

From our Mablethorpe office head south along Victoria Road , at the top turn right on to Seaholme Road. Fairfields can be found a short way along the road, next to Lloyd Court, before the turning for George Street.

