



CHOICE PROPERTIES

Estate Agents

51 Seacroft Road,
Mablethorpe, LN12 2DU

Price £229,950



Choice Properties are pleased to offer for sale this most spacious and well presented three bedroom, two bathroom (one en-suite) semi detached dormer bungalow. Conveniently located only a short walk from the local amenities and beaches of Mablethorpe, the generously sized accommodation benefits from a beautifully tended south facing and privately enclosed garden and is further offered with no onward chain; so early viewing is most certainly advised to avoid missing out on this fantastic property!

The abundantly light and bright accommodation benefits from a gas mains central heating system; including an 'Ideal' combination boiler; only approximately a year old, uPVC double glazing throughout and comprises:-

Hallway

4'02" x 6'06" extending to 11'06" x 3'00"

Front composite door leading into the 'L' shaped hallway with a fitted storage cupboard housing the wall mounted consumer unit, telephone point, wall mounted thermostat and doors to:

Reception Room

16'00" x 11'02"

Fitted with a gas fireplace set in a feature surround, TV aerial, wall lighting and sliding patio doors leading through to the:

Sun Room/Dining Room

13'09" x 14'00"

Light and airy room with a side uPVC door as well as sliding patio doors to the garden, radiator and ample space for a dining table.

Kitchen

11'06" x 9'04"

Fitted with a range of units with worktop over, one and a half bowl resin sink with drainer and mixer tap, integrated double electric 'Hotpoint' oven, four ring gas hob with extractor hood over, space and plumbing for a washing machine, space for an under counter fridge/freezer, tiled flooring, partly tiled walls, inset spot lighting and stairs to the first floor.

Bedroom 2

12'11" x 11'05"

Spacious double bedroom.

Bedroom 3

9'03" x 9'05"

Double bedroom with a TV aerial.

Bathroom

6'11" x 6'00"

Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps and electric shower over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, heated towel rail, extractor fan and inset spot lighting.

Landing

4'03" x 3'08"

With eaves access for storage, further housing the wall mounted 'Ideal' combination boiler; supplying both the central heating and hot water systems, and a built in double storage cupboard.

Bedroom 1

14'09" x 11'02"

Spacious double bedroom with two sets of fitted double wardrobes and a door to:

En-suite Shower Room

5'10" x 9'06"

Fitted with a three piece suite comprising a shower cubicle with electric 'Triton Enrich' shower over, hand wash basin with single hot and cold taps; built into vanity and WC with cistern lever; built into vanity, extractor fan and inset and wall lighting.

Driveway

Providing off road parking.

Garage

18'00" x 8'00"

With double opening timber front doors, power and lighting and plumbing for a washing machine, giving the garage potential to be turned into a utility space.

Garden

To the rear of the property you will find well tended and privately enclosed gardens, mostly laid to lawn with timber fencing to the boundaries. The garden features planter beds and an array of well established plants and shrubs. The rear garden additionally benefiting from a useful timber shed, greenhouse and paved patio seating area.

Tenure

Freehold.

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.

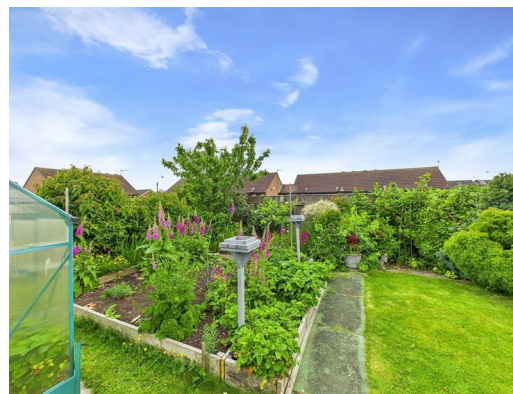
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

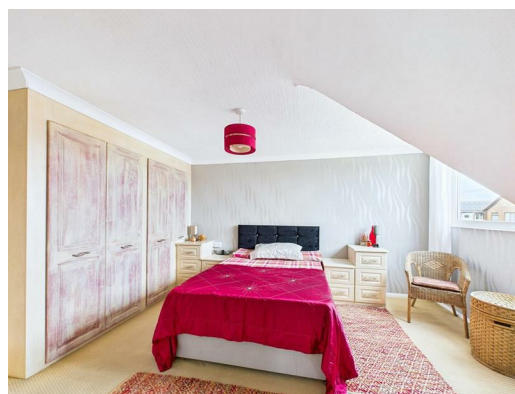
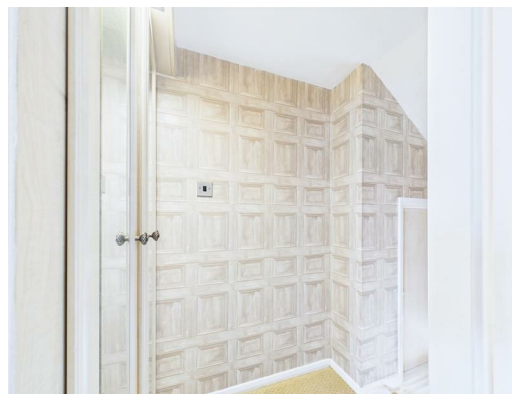
Council Tax Band

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 B.

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 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1212 ft²
Reduced headroom
27 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street, take your second left before the Co-op onto Seacroft Road and number 51 is located about half way along on your right hand side.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		86		(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

