



CHOICE PROPERTIES

Estate Agents

31 Seacroft Road,
Mablethorpe, LN12 2DU

Reduced To £189,950



Choice Properties are pleased to offer for sale this two bedroom semi-detached bungalow, conveniently located only a short walk from both the local amenities and golden sandy beaches of Mablethorpe. Offering a well proportioned layout, gardens to the rear and off road parking; early viewing is advised with the bungalow further being offered with no onward chain.

The abundantly light and bright accommodation benefits from a mains gas central heating system and comprises:-

Utility Area

9'09" (max) x 7'06" (max)

uPVC entrance door leading into the utility area with space for an under-counter fridge and under-counter freezer with worktop over, laminate flooring, partly tiled walls and doors to:

Kitchen

8'08" x 9'01"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker, space for a freestanding tumble dryer, space and plumbing for a washing machine, laminate flooring, partly tiled walls and the kitchen also houses the wall mounted 'Ariston' combination boiler; supplying both the central heating and hot water systems.

Reception Room

11'10" x 12'05"

Light and airy reception room benefiting from a bay window to side aspect and fitted with a feature fireplace hearth with space for freestanding electric feature fireplace, laminate flooring and a TV aerial. Doors to:

Bedroom 1

12'00" x 9'10"

Spacious double bedroom with a telephone point and bow window to front aspect.

Bedroom 2

7'08" x 9'09"

Double bedroom, utilised as a dining room currently, with loft access, laminate flooring and double opening 'French' doors to the:

Conservatory

7'11" x 9'09"

With triple aspect windows, laminate flooring, uPVC cladded ceilings and double opening 'French' doors to the rear garden.

Shower Room

4'02" x 6'09"

Set out in a wet room design with electric 'Triton Enrich' shower over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, tiled walls and an extractor fan.

Driveway

Gravelled driveway providing off road parking.

Garden

To the rear of the property you will find a privately enclosed garden, comprises an area laid to lawn, area laid with shingle and area laid with rubber crumb surfacing; with timber fencing to the boundaries. The rear garden further benefits from two brick built outbuildings for storage.

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,

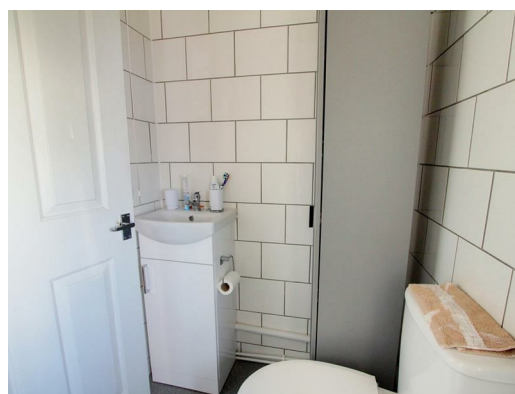
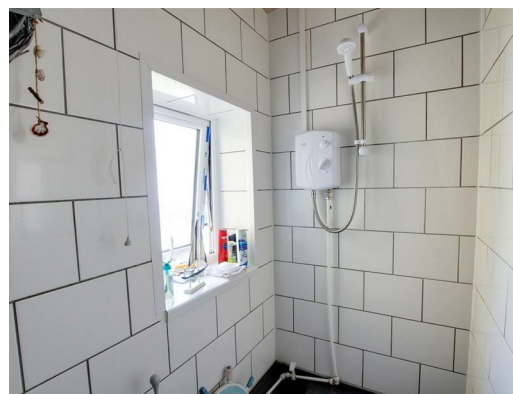
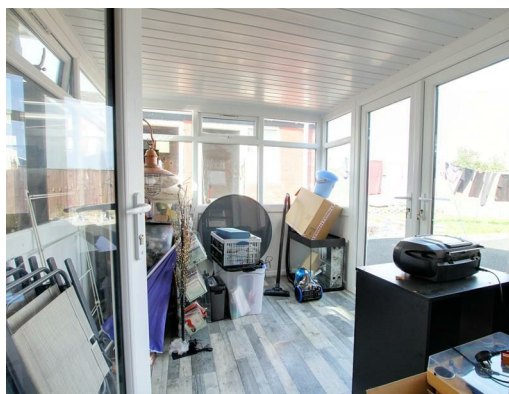
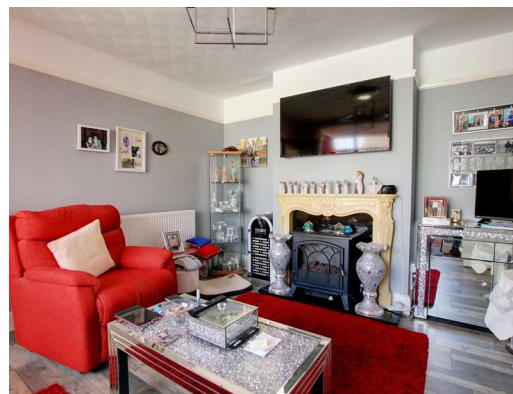
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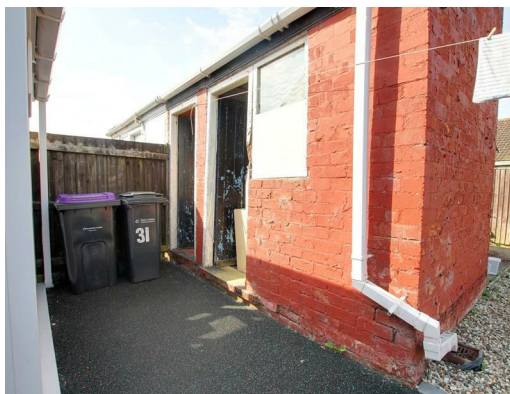
Tel. No. 01507 601 111

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.

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

Approx. 59.0 sq. metres (635.0 sq. feet)



Total area: approx. 59.0 sq. metres (635.0 sq. feet)

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 31 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	62		(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

