

64 Seahaven Springs, Mablethorpe, LN12 2QS

Price £74,950



Choice Properties are pleased to offer for sale this very well presented two bedroom single unit park home which is positioned on a popular residential site within Mablethorpe.

The property has the benefit of Gas Central Heating, UPVC cladding and UPVC double glazed windows & doors. The spacious well laid out internal accommodation consists of:-

Side Entrance door to:

To the side of the property are steps with an electric stairlift leading to:

Porch

3' x 2'10"

Door to:

Entrance Hall

15'1" x 2'5" extending to 4'2"

Smoke alarm.

Lounge

12'1" x 9'8"

Bay window. Radiator. Telephone point. T.V. aerial point. Wall and centre lighting. Thermostat control for the central heating. Door leading out to the side.

Kitchen

9'8" x 9'5"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Plumbing for washing machine. Integrated electric oven and hob. Radiator. Fitted storage cupboard. Cupboard housing the Gas combination boiler which supplies the central heating and hot water. Panelled walls and ceiling.

Bedroom 1

9'6" x 7'1"

Radiator.

Bedroom 2

9'18" x 6'10"

Radiator. Electric consumer unit.

Shower Room

5'5" x 5'4"

With three piece white suite which consists of a large shower enclosure with electric shower, wash hand basin set in vanity unit and w.c. with dual push button flush. Radiator. Panelled walls and ceiling.

Driveway

Garage

With double opening timber doors.

Gardens

To the front, side and rear are paved gardens with gravel borders. Outside water tap.

Council Tax

Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
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

Viewing by appointment through Choice Properties on 01507 472016

Opening Hours

Monday - Friday: 8.30am - 5.30pm

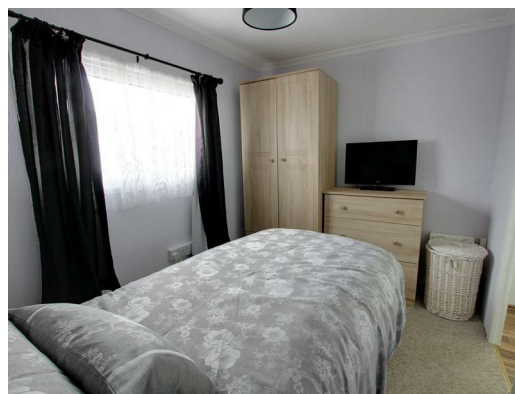
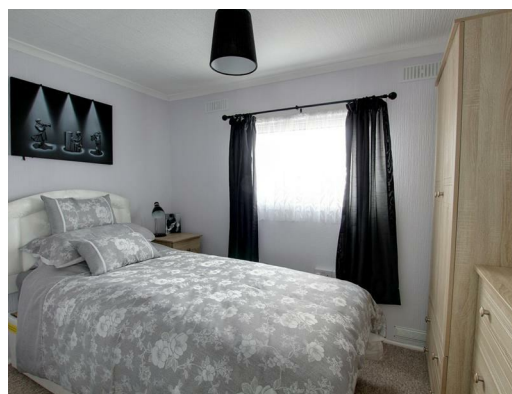
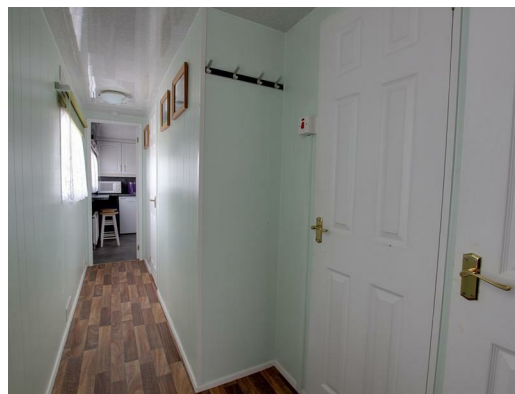
Saturday: 9.00am - 3.00pm

Making an offer

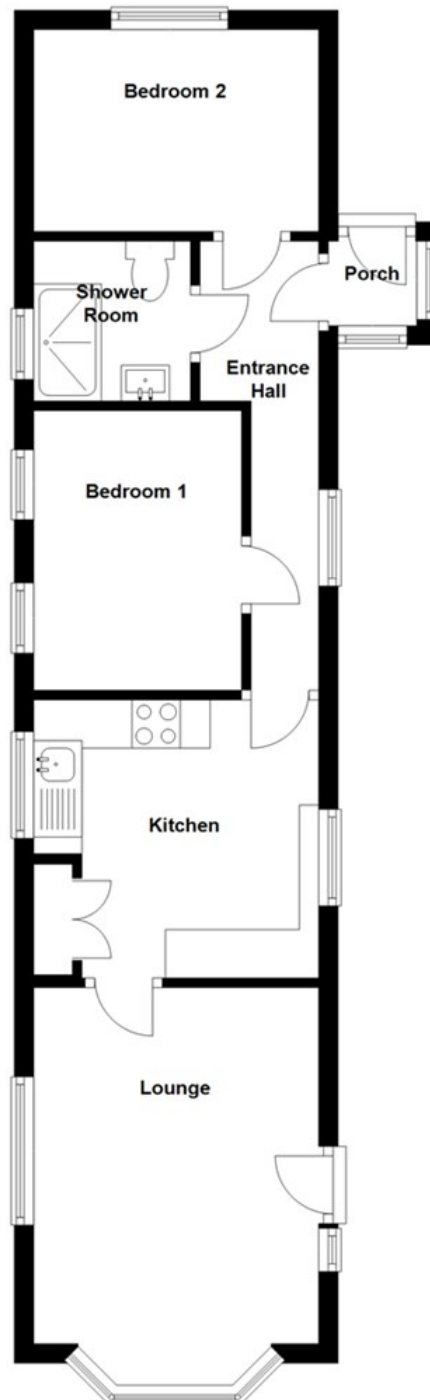
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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 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). As you enter the estate bear right and number 64 can be found half way along on your left 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			(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	
