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## Seahaven Springs Estate, Mablethorpe



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OIRO £130,000



Lovelle are pleased to offer for sale a beautifully presented detached home, being located not far from the beach of Mablethorpe and a short distance from the town centre of Mablethorpe making this an ideal location for your new home to be.

### Key Features

- Detached Park Home
- Kitchen
- Detached Garage
- Dining Room
- Year Round Living
- Recently fitted Gas Boiler
- EPC rating U
- Tenure:





Lovelle are pleased to offer for sale a beautifully presented detached home, being located not far from the beach of Mablethorpe and a short distance from the town centre of Mablethorpe making this an ideal location for your new home to be.

The property offers, side entrance porch, versatile dining room, lounge, fully fitted kitchen, two double bedrooms, shower room, enclosed side, rear and front gardens, gated driveway and detached garage.

### Entrance Porch

2.90m x 1.08m (9'6" x 3'6")

Entering via a half glazed larger than average door to the front of the property into a Upvc glazed side porch, with wall light and opening windows, half glazed door to the side elevation opening to the dining room.

### Dining Room

0.00m x 0.00m (0'0" x 0'0")

On entering the property we head into the dining room/ inner open hall/ possible guest bedroom the usage is endless. My vendors are currently using as a dining room, having a ceiling light, Upvc "French" doors to the side elevation, door leading to the inner hall, open to the kitchen area and lounge.

### Lounge

3.48m x 5.82m (11'5" x 19'1")

Being a very bright room with dual aspect windows to the side and front elevations, the front being bow making the room feel spacious.

Having a feature electric fire in surround, tv aerial point, two ceiling lights, wall lights and radiators.

### Kitchen

3.55m x 2.84m (11'7" x 9'4")

Having a range of base and wall mounted fitted units with complimentary work surface over, space for freestanding electric cooker with extractor hood over, Upvc window to the side elevation and half glazed Upvc door to the rear elevation, larder fitted unit, breakfast bar area, space for fridge freezer, ceiling light and electric sockets.

### Inner Hall

2.57m x 2.93m (8'5" x 9'7")

Being access from the dining room, having radiator, ceiling light, storage cupboard and giving access to bedrooms and shower room

### Bedroom One

3.27m x 2.86m (10'8" x 9'5")

Upvc window to the side elevation, radiator, ceiling light, coving to ceiling, radiator.

### Bedroom Two

2.97m x 2.83m (9'8" x 9'4")

Having a Upvc window to the side elevation, radiator, ceiling light and coving, electric sockets.

### Shower Room

1.66m x 2.10m (5'5" x 6'11")

Having a shower cubical with mains fed shower, Upvc window to the side elevation, wash hand basin set in a vanity unit with storage under and side upright storage cupboard, WC, ceiling light and ladder radiator.

## Outside Space

To the front of the property is a picket fence garden with mature planted shrubs and bushes, gated access to the rear side garden and wraps around to the driveway and wrought iron gated driveway. to the rear of the property is a raised decking seating area, with low maintenance garden laid with shingle and slabs, rear garden with space for timber shed and greenhouse, leading to the garage and side pedestrian door into the garage.

## Driveway

Located to the front side of the property and being private to the property, wrought iron gates lead to further space to park and access to the garage.

## Detached Garage

## Location

Mablethorpe is a small seaside resort boasting 4 miles of unbroken sandy blue flag beaches. The town has a variety of shops to include Greggs and Boots the majority, however being independent. Supermarkets in Mablethorpe include the Co-op, Lidl, Lord Bros and market takes place every Thursday. There is a primary school and buses that run to Skegness and the market town of Louth.

## Directions

From our office on Victoria Road, Head south-east on Victoria Road/A52 towards The Boulevard  
0.4 miles, Turn right onto Seaholme Road  
for 0.3 miles, Turn left  
Destination will be on the right

## Services

The property has mains electric, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this. The property is placed in Tax band A. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.





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