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## Seaholme Chalet Park, Mablethorpe



When it comes to  
property it must be

  
**lovelle**



£42,000



Lovelle are pleased to offer for sale a detached modern park chalet for sale, offering lounge, kitchen, two bedrooms and shower room. Being sold furnished and with current holiday bookings if required. Open 10 months a year.

### Key Features

- Modern Detached Park Home
- Communal Green Area
- Private Decked Seating Area
- Parking Area
- Lounge
- 10 Month Site
- EPC rating U
- Tenure: Leasehold





Lovelle are pleased to offer for sale a detached modern park chalet for sale, offering lounge, kitchen, two bedrooms and shower room. Being sold furnished and with current holiday bookings if required. Being located within walking distance of the beach and a short distance from the town centre this is an ideal holiday home or holiday let property. The Site is a 10months site.

### Front Decking

To the front of the property is a fence and private decked area ideal for sitting outside on a warm summers evening, also giving access to the entrance into the property.

### Entrance

Entering via a Upvc door to the front of the bungalow, into the lounge.

### Lounge

3.4m x 4.05m (11'2" x 13'4")

Having Upvc window to the front and side elevations making this a light airy space, with TV point, electric sockets, ceiling light and doors giving access to all rooms.

### Kitchen

2.16m x 1.66m (7'1" x 5'5")

Having a Upvc window to the rear elevation, a range of fitted units with work surface over, single drainer sink, space for under counter fridge, space for cooker, ceiling light.

### Bedroom One

2.41m x 3.62m (7'11" x 11'11")

Having a Upvc window to the rear elevation, space for double bed and wardrobe, electric sockets, ceiling light, laminate effect flooring.

### Bedroom Two

2.41m x 2.16m (7'11" x 7'1")

With Upvc window to the front elevation, space for a double bed and wardrobe, electric sockets and ceiling light.

### Shower Room

1.19m x 1.67m (3'11" x 5'6")

Comprising of shower cubical with electric wall mounted shower, vanity wash hand basin and low flush WC, Upvc window to rear elevation, mermaid board walls for ease of cleaning.

### Communal Greens and Parking

To the front of the property are communal open green area, with parking to the top for all properties, further green areas are also located on the site itself.

### Location

Trusthorpe is a small seaside village boasting miles of unbroken sandy blue flag beaches. The larger resorts of Mablethorpe, 2 miles north and Sutton on Sea, 2 miles south have a range of facilities including primary schools, doctors surgery, cinema and a variety of shops and eateries, the majority being independent. Supermarkets in Mablethorpe include the Co-op, Lidl, Lord Bros and a market takes place every Thursday.

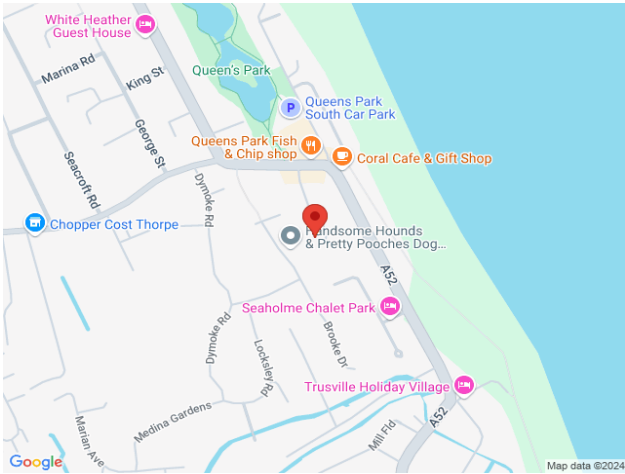
Secondary Schools both Grammar and comprehensive can be found at the market town of Alford approximately 6 miles away.

### Directions

From our office Head south-east on Victoria Road/A52 towards The Boulevard, Continue to follow A52 the turning for the site can be found on the Right hand side of the road, going into site turn Right and use the parking bays after the site office the property is located to the front of this.

### Services

The property has mains electric, Mains gas, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this. Council tax and Ground rent is payable. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider.



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01507 478297

Mablethorpe@Lovelle.co.uk

