



58 Seacroft Road, Mablethorpe, LN12 2DJ



£325,000 Freehold



Key Features

- No Chain
- Beautifully Presented & Spacious
- Pleasant Corner Plot
- Popular Seaside Town
- Modern Dining Kitchen
- Lounge & Snug
- Beautifully Fitted Bathroom & Shower Room
- Ample Parking, Car Port & Garage
- Private Rear Garden
- EPC Rating E





NO CHAIN. A Beautifully presented and deceptively spacious 4 Bedroom Detached Bungalow situated on a pleasant corner plot in this very popular seaside town just a short walk to the beach and town centre. The accommodation comprises Entrance Hall, modern Dining Kitchen, Lounge, Snug, beautifully fitted Bathroom and Shower Room, 3 ground floor Bedrooms and a further Bedroom to the first floor. To the front is a stone chipped area providing parking, further driveway via Ripon Place with Car Port and leading to the Garage. Viewings is essential to appreciate this ready to move into home. EPC Rating E



ACCOMMODATION

Entrance is on the front elevation via a composite door opening to the:-

ENTRANCE HALL

With radiator, built in cupboard.

LOUNGE

3.74m x 4.38m (12'4" x 14'5")

With pvc window to the front elevation, further pvc window to the side elevation, feature fireplace with wooden mantle, radiator.

SNUG

Being open from the Hallway with pvc french doors to the rear garden, modern vertical radiator, built in understairs cupboard.



KITCHEN DINER

4.08m x 3.89m (13'5" x 12'10")

Beautifully fitted with a modern range of grey base and wall units with complimentary worksurfaces and matching upstands, composite 1 1/4 bowl sink unit with mixer tap over, built in oven with induction hob and extractor hood above, decorative glass splashback, integrated appliances comprising dishwasher, washing machine, tumble dryer and fridge freezer, Ideal wall mounted gas central heating boiler, modern vertical radiator, pvc window to the side elevation, bifold doors opening onto the rear garden and a pvc roof lantern allowing lots of light to flood through.

BATHROOM

2.12m x 1.86m (7'0" x 6'1")

Beautifully fitted with a p-shaped bath with mains fed shower over with dual heads and curved screen, hand basin in a vanity unit and W.C with concealed cistern, extractor fan, tiled walls, pvc window to the side elevation.

BEDROOM 2

2.99m x 2.91m (9'10" x 9'6")

With pvc window to the rear elevation, radiator.

BEDROOM 3

4.07m x 2.52m (13'5" x 8'4")

With pvc window to the front elevation, radiator.

BEDROOM 4

2.8m x 2.59m (9'2" x 8'6")

With pvc windows to the front and side elevations, radiator.





SHOWER ROOM

2.7m x 1.38m (8'11" x 4'6")

Beautifully fitted with a corner shower enclosure with mains fed shower and dual heads, W.C, hand basin in a vanity unit, extractor, tiled walls and an opaque pvc window to the side elevation.

FIRST FLOOR

BEDROOM 1

9.59m x 2.33m (31'6" x 7'7")

With reduced headroom at the eaves, pvc windows to the front and rear elevations, radiator, access to eaves storage space.

OUTSIDE

Occupying a corner plot with lower maintenance stone chipped front garden providing additional parking and paved path to the front door.

To the side a gate opens onto the enclosed rear garden which offers a high degree of privacy and includes a lawn and paved patio seating area.

A gate at the rear opens onto the drive and CAR PORT and access to the:-

GARAGE

With up and over vehicle door, pvc window and pvc side door.

Vehicle access is via Ripon Place.



TENURE

Freehold.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators.

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band B - 2025/26 - £1,797.80

AGENTS NOTES

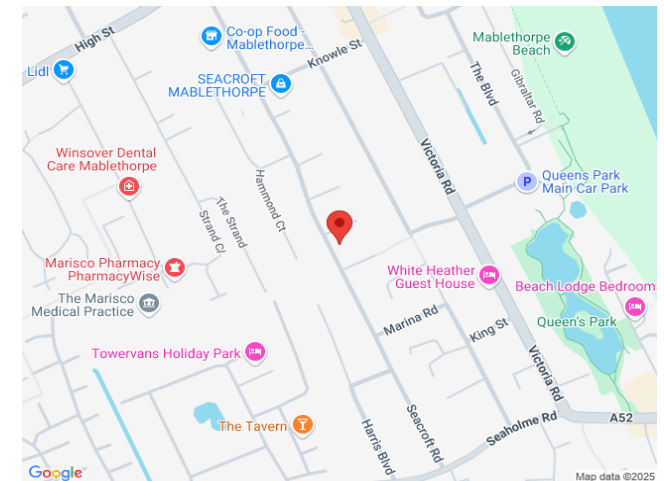
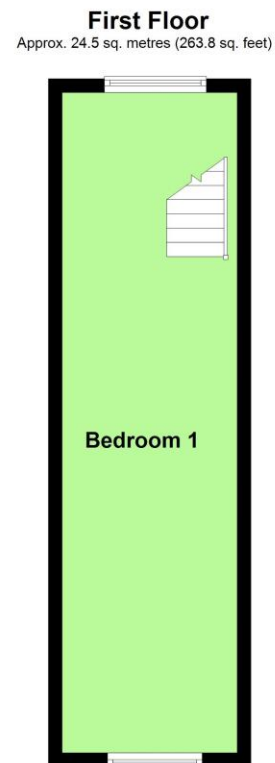
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Floorplan



Newton Fallowell Skegness

01754 766061
skegness@newtonfallowell.co.uk