



# CHOICE PROPERTIES

*Estate Agents*

Sea Breezes Seaholme Road,  
Mablethorpe, LN12 2PA

Reduced To £195,000



Choice Properties are delighted to bring to the market this beautifully maintained three bedroom semi-detached dormer bungalow, situated in the most sought after location, just a stones throw away from Mablethorpe's award winning beaches. The bungalow further benefits from driveway and privately enclosed garden to the rear. Early viewing is highly advised!

Offering generously proportioned rooms throughout, the spacious and well laid out accommodation comprises:-

### **uPVC Front Door**

Leading to:

### **Entrance Hall**

4'10 x 6'1

With stair case to first floor. Radiator. Telephone point.

### **Kitchen**

8'6 x 10'4

Fitted with a range of wall and base units, accompanied by a complimentary work surface over. Space for undercounter fridge and freezer. Electric oven and a gas stove top. Plumbing for washing machine. Wall mounted combination boiler. Partly tiled walls. uPVC double glazed dual aspect windows.

### **Living/Dining**

25'11 x 12'9

With dual aspect uPVC double glazed windows. Gas fire set into featured surround with stone hearth and wooden mantle. Two radiators. TV aerial point. Pedestrian door leading to garden/patio area.

### **Downstairs Bedroom (3)**

8'0 x 10'7

Double bedroom. Built in wardrobes. uPVC double glazed windows.

### **Downstairs Ensuite Shower Room**

2'10 x 7'0

Fitted with a walk in 'wet room' style shower with tiled splashbacks. Extractor fan.

### **W.C**

5'9 x 2'11

Fitting with two piece suite, comprising a wash basin with a mixer tap and w.c. Tiled walls. uPVC double glazed window. Radiator

### **Bedroom 1**

11'4 x 12'11

Double Bedroom. uPVC double glazed windows. Built in storage cupboard.

### **Bedroom 2**

10'0 x 11'4"

Double Bedroom. uPVC double glazed windows. Built in storage cupboard.

### **Bathroom**

9'7 x 5'7

Fitted with a three piece suite, comprising of a bath with an electric shower over. Wash hand set over vanity unit with single taps and a w.c. Tiled splashbacks. uPVC double glazed windows. Radiator.

### **Garden**

Privately enclosed garden with spacious decked area.

### **Driveway**

Paved driveway with parking space for multiple vehicles.

### **Tenure**

Freehold.

## **Council Tax Band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

## **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.

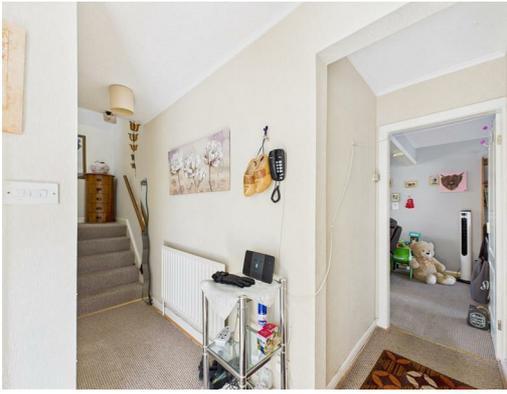
## **Viewing Arrangements**

By appointment through Choice Properties on 01507 472016

## **Opening Hours**

Mon to Fri : 9am till 5pm  
Sat: 9am till 3pm

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.









Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
949 ft<sup>2</sup>  
Reduced headroom  
6 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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# Directions

From our Mablethorpe office head South along Victoria Road then at the end of the road follow around the bend onto Seaholme Road. Continue around the next bend. Sea Breezes can be found on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

