Harvon, Seaholme Road, Mablethorpe

£250,000

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Willsons
SINCE 1842

Harvon, Seaholme Road, , Mablethorpe, Lincolnshire, LN12 2DF

"AGENT'S COMMENTS"

Situated within a stone's throw from the beautiful Mablethorpe beach and coastal promenade, this three bedroom detached bungalow with private driveway and low maintenance rear garden offers a dining kitchen with integrated appliances, living room with French doors to the south facing garden, occupies a attractive open plan corner plot and yet has fully enclosed rear garden. The property benefits from double glazing and gas central heating throughout and offers neutral decor. Providing lateral living with a step free front door all within very easy walking distance to the beach, shops and medical hubs with close by bus-route transport links. Brought to the market with no onward chain.

LOCATION

Mablethorpe is a traditional seaside town offering Blue Flag beaches and promenade and offers a typical UK seaside town experience including amusements, a cinema, leisure centre. The town has a range of shops, of both independent and national names and amenities including a cinema,primary school, health centre and various eateries, along with a weekly street market. Regular bus services run to the resort of Skegness & the Market Town of Louth approximately 15 miles away. Secondary schools both Grammar and comprehensive can be found at Louth and Alford approx. 7 miles away.

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Front of Property
Occupying an open-plan corner plot of frontage set to lawns with concrete paving slab patio leading to the front door and spanning to either side of the property with borders of mature shrubs and plants, external lighting and wall tap and boundaries of fencing.

Entrance Hallway
16'4" max x 3'3" min (5.0m max x 1.0m min)
Accessed via a wooden partially double glazed front door into wide 'U'-shaped hallway with radiator, loft access, laminate flooring, full height double cloak storage (1.5m x 0.5m) with radiator also housing fuse box with built-in shelving and hanging space, additional full height storage cupboard (0.6m x 0.8m) also housing Logic gas combination boiler with built-in shelving and carpeted flooring.

Living Room
17'4" x 11'1" (5.3m x 3.4m)
Dual aspect room with two radiators, carpeted flooring, window with aspects to the front of the property and French door to the south facing rear patio garden.

Dining Kitchen
11'9" x 9'6" (3.6m x 2.9m)
With a range of wall and base units, integrated cooker with four ring gas hob and integrated illuminated extractor over, integrated 50/50 fridge freezer, stainless steel sink with 1.5 bowls and mixer tap, down lighting, space and plumbing for washing machine, radiator, partially tiled walls, vinyl flooring and uPVC window and wooden partially double glazed door to the rear patio garden.

Bedroom One
11'9" x 12'5" (3.6m x 3.8m)
With radiator, carpeted flooring and window with aspects over the rear garden.

Bedroom Two
7'10" x 8'6" (2.4m x 2.6m)
With radiator, carpeted flooring and window with aspects to the front of the property.

Bathroom
8'2" x 5'6" (2.5m x 1.7m)
Comprising bath with shower over and bifold glass shower screen, wash basin, illuminated razor sockets, WC, radiator, downlighting, extractor fan, partially tiled walls with corresponding tiled floor and obscured glazing window.

Bedroom Three
8'6" x 8'6" (2.6m x 2.6m)
With radiator, carpeted flooring and window with aspects to the front of the property.

South Facing Garden & Driveway
South facing rear patio garden providing a relatively low-maintenance outside space accessed via a double wooden gate from Dymoke Road onto tarmac driveway, area of paving slab patio, mature shrubs and plants, wooden summerhouse, small wooden garden shed, external lighting, power points and wall tap, pathways of concrete paving slab across the rear of the property, boundaries of fencing and mature shrubs. There are pedestrian gates to the both sides of the property providing access to the front garden.

Tenure & Possession
The property is Freehold with vacant possession upon completion.

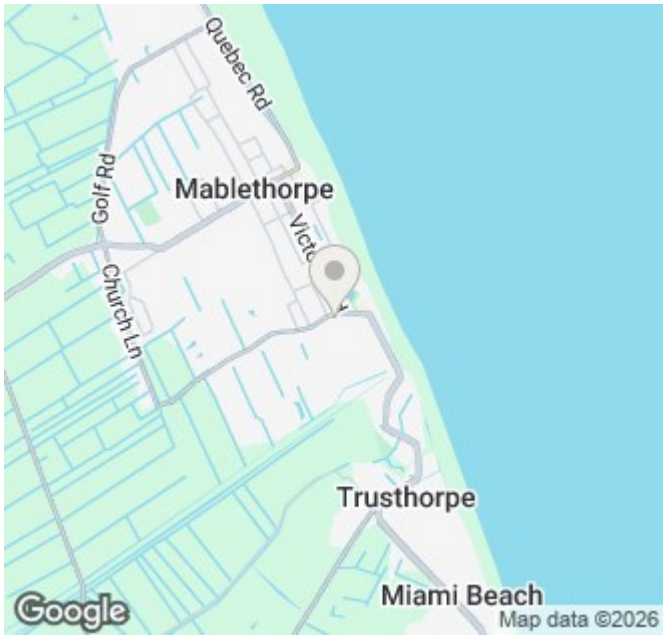
Services
We understand that mains gas, electricity, water and drainage are connected to the property.

Local Authority
Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601 111.

Energy Performance Certificate
The property has an energy rating of 'C'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0880-3006-7205-9779-1204

Viewing - Alford
Viewing is strictly by appointment with the Alford office at the address shown below.

Directions
From the main A1104 into Mablethorpe. continue through the town turning right at the traffic lights onto Victoria Road the A52. Turn right onto Seaholme Road and the property can be found on the left on the corner of Dymoke Road.
What3words///tram.develops.relate



FLOORPLAN **Not to scale – For identification purposes only**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.