

## Rompa Seaholme Road, Mablethorpe, LN12 2NX

Offers In The Region Of £144,950



**\*\* £149,950 NOW REDUCED TO £144,950\*\*** Choice Properties offer for sale this detached, three bedroom bungalow, convenient for the beach, town centre and local amenities.

The property has the added advantage of Gas Central Heating and UPVC double glazing. The internal accommodation consists of:-

### **Side UPVC Entrance Door to:**

#### **Entrance Hall**

5'1" x 4'5"

Radiator. Laminate flooring. Telephone point. Doors to Kitchen and Lounge/Diner.

#### **Lounge/ Diner**

18' x 13'6" to 9'

`L' shaped. 2 Radiators. Windows to 2 elevations. 2 Centre lights. 3 Single power points. T.V. aerial point.

#### **Kitchen**

12' x 8'11" to 4'6"

Fitted wall & base units with work surfaces over. Stainless steel sink unit and drainer. Part tiled walls. Single and 2 double power points. Plumbing for automatic washing machine. `Worcester' gas fired boiler which supplies the central heating and domestic hot water. Radiator.

#### **Inner Hallway**

6'3" x 5'11" to 4'

'L' shaped. Single power point. Airing cupboard housing lagged hot water cylinder. Loft access.

#### **Bedroom 1**

11'4" x 8'11"

Radiator. 2 Single power points.

#### **Bedroom 2**

9'10" x 9'0"

Double & Single power points. T.V. aerial point. Radiator. Double opening 'French' doors leading on to the rear garden.

#### **Bedroom 3**

7'6" x 5'10"

Single power point. Radiator.

#### **Bathroom**

8'11" x 8'9"

Consisting of shower bath with mixer shower, pedestal wash hand basin and w.c. Radiator. Part tiled walls.

#### **Outside**

To the front of the property is a lawned garden edged with plants and shrubs. To the side of the property is access to the enclosed rear garden which once again is laid to lawn.

#### **Driveway**

With double opening gates.

#### **Tenure**

Freehold

#### **Viewing Arrangements**

Viewing by appointment through Choice Properties on 01507 472016

### **Opening Hours**

Monday to Friday 9.00 a.m to 5.30 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

### **Council Tax**

Local Authority - East Lindsey District Council,  
Tedder Hall,  
Manby Park,  
Louth.

LN11 8UP

Tel. No. 01507 601 111

Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - B

### **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.

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.

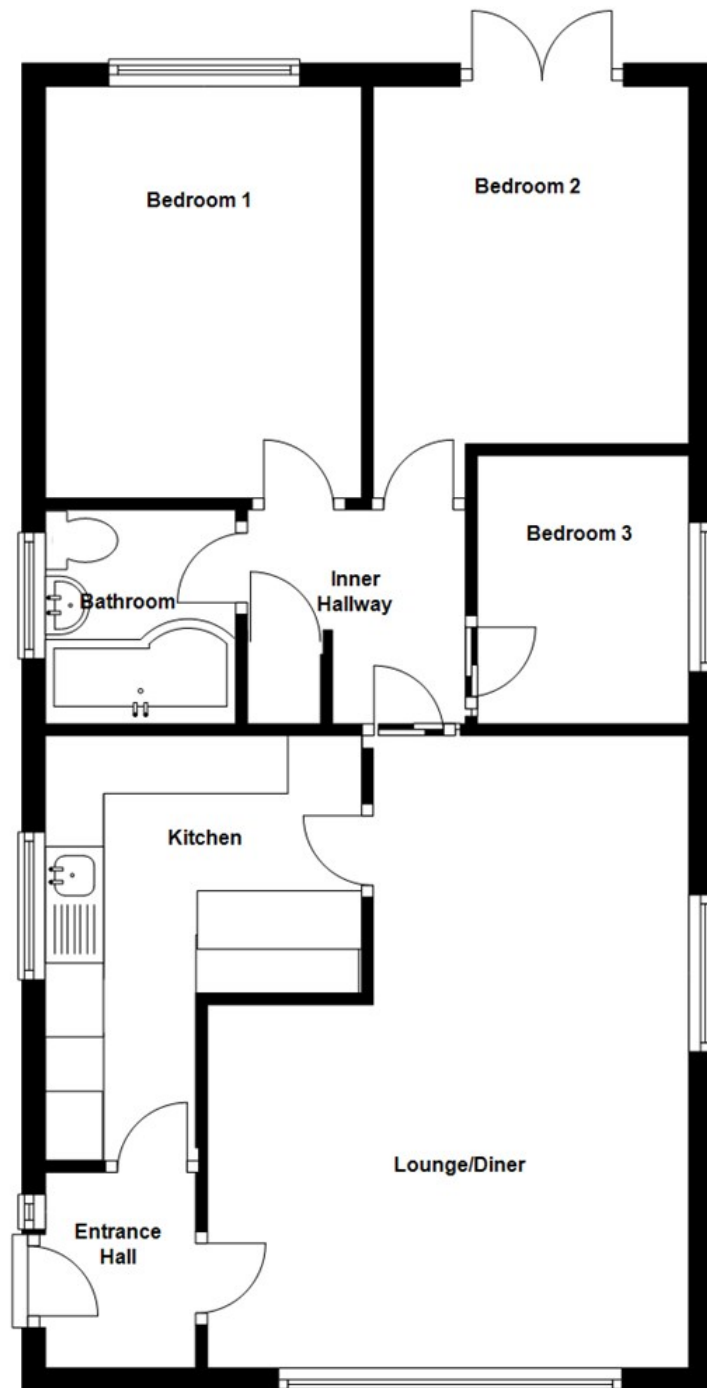








Rear Garden



# Directions

From our office head south along Victoria Road, at the Eagle Hotel turn right onto Seaholme Road, carry on past the school and Rompa can be found a little further along on your left 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 |           |

