

4 Seacroft Road, Mablethorpe, LN12 2DG

Price £169,950



We offer for sale this modern, spacious and beautifully presented two bedroom detached bungalow with driveway, garage and gardens. The property is located in a residential position close to the town centre, beach and local amenities.

The property, which has undergone a number of improvements in the last 3 years, has the benefit of Gas central heating, Solar photovoltaic panels and UPVC double glazed windows & doors. Internally the beautifully presented and spacious well laid out accommodation consists of:

Side UPVC Entrance Door to:

Hallway

'L' Shaped. Radiator. Telephone point. Single power point. Programmer and room thermostat control for the central heating system. Electric fuse box. Loft access with pull down ladder to boarded loft space with power & lighting along with 'Worcester' gas fired combination boiler which supplies the central heating and domestic hot water.

Lounge

14'7" x 11'1"

Box bay window. Feature fireplace with electric fire. Wall & centre lighting. Radiator. 3 Double power points. T.V. aerial point.

Kitchen

11'1" x 9'10"

Modern fitted kitchen comprising of wall and base units with work surfaces over. One-and-half bowl stainless steel sink unit and drainer with mixer tap. Plumbing for automatic washing machine. Gas cooker point. Cooker filter hood. 5 Double power points. Radiator. Tiled floor. Part tiled walls. Opening to:

Dining Area

8'3" x 7'10"

Tiled floor. Radiator. 2 Double power points. Double opening 'French' doors leading on to the rear garden.

Bedroom 1

10'10" x 9'11"

Fitted wardrobes with double opening doors. Radiator. 4 Double power points. T.V. aerial point.

Bedroom 2

9'11" x 9'10"

Radiator. Single & 2 double power points.

Bathroom

8'2" x 6'9"

Consisting of panelled bath with 'Triton Opaz' electric shower over & glass shower screen. W.C. with concealed cistern and dual push button flush. Hand basin set in vanity unit. Extractor fan. Fully tiled walls. Tiled floor. Radiator.

Driveway

Providing ample parking space.

Garage

20'6" x 9'

With up & over door. Side UPVC access door and window. Power and lighting.

Gardens

To the front of the property is a well maintained lawned garden set with plants and shrubs and fronted by a low level wall. To the side of the property is access to the enclosed rear garden. Directly to the rear of the dining area is a paved patio area leading on to the lawned rear garden. This is edged with plant and shrub borders. Security lighting.

Tenure

Freehold

Opening Hours

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

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

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 472016.

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

Council Tax Band - B

Making an Offer

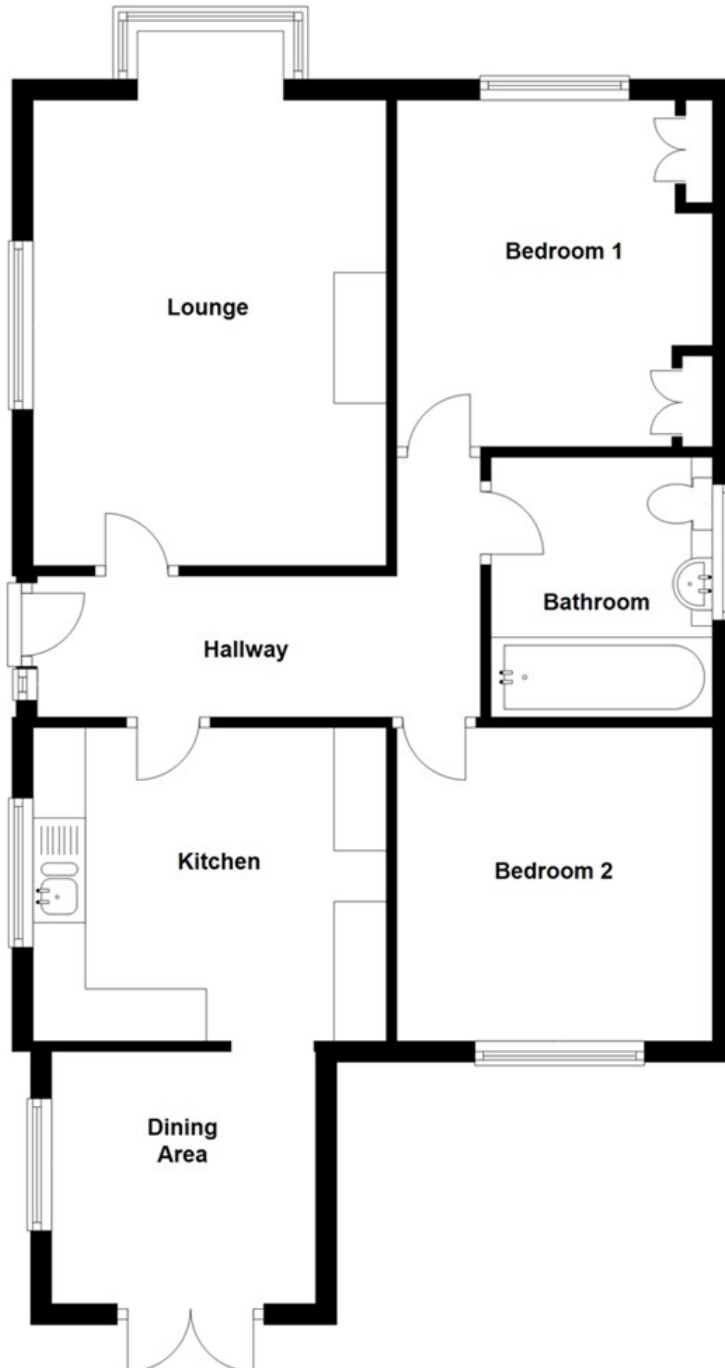
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.







Directions

From our office head north along Victoria Road, at the traffic lights turn left onto the High Street, take your second left before the Co-op onto Seacroft Road and number 4 is located towards the end of the road on the left hand side.

