

CHOICE PROPERTIES

ESTATE AGENTS

74 Seacroft Road,
Mablethorpe, LN12 2DR

Reduced To £89,950



**** ANOTHER SUCCESSFUL SALE BY CHOICE PROPERTIES...
WHY NOT MAKE US "YOUR" CHOICE ****

21 Victoria Road, Mablethorpe,
Lincolnshire, LN12 2AF
Tel 01507 472016

16 South Market Place, Alford,
Lincolnshire, LN13 9AE
Tel 01507 462277

34 High Street, Sutton On Sea,
Lincolnshire, LN12 2HB
Tel 01507 443777

Directors C.M.A. Bee, C.J. Bee, R.J. Houlby Reg No. 04839633



This property has the benefit of Gas central heating and UPVC double glazing. The internal accommodation consists of:-

Front entrance door to:

Entrance Hall

`L' Shaped. Staircase to 1st floor landing. Double power point. Radiator. Electric trip box. Telephone point. Doors to:

Downstairs W.C.

8'2" x 2'7"

With w.c. and wash hand basin. Radiator.

Lounge

15'0" x 14'10"

Gas fire. 3 Double power points. Radiator. Wall & centre lighting. T.V. aerial point. Understairs storage cupboard. Double opening 'French' doors leading to:

Conservatory

10'6" x 8'9"

Double power point. Door to rear garden.

Kitchen

11'6" x 8'3"

With fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Single and 3 double power points. Gas hob and electric oven. Radiator. `Balmoral 45f' gas fired boiler which supplies the central heating and hot water. Programmer controls.

First Floor Landing

Access to loft area. Single power point. Airing cupboard housing lagged hot water cylinder.

Bedroom 1

12'1" x 8'6"

Built in wardrobes with two pairs of double opening doors. Radiator. 2 Double power points.

Bedroom 2

10'7" x 8'6"

Built in wardrobes with two pairs of double opening doors. Radiator. 2 Double power points.

Bedroom 3

11'3" x 5'11"

Built in wardrobe with double opening doors. Radiator. 2 Double power points.

Bathroom

5'10" x 5'6" ext to 7'8"

With three piece bathroom suite which includes panelled bath with mixer shower over, pedestal wash hand basin and w.c. Fully tiled walls. Radiator.

Gardens

To the front of the property is an enclosed paved garden edged with a timber fence. To the rear of the property is a small privately enclosed garden which is also paved. Brick built store. Gate leading out to the rear parking area.

Parking

To the rear of the property is a private parking area with a single parking space for this property.

Tenure

Freehold

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

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 472016.

Opening Hours

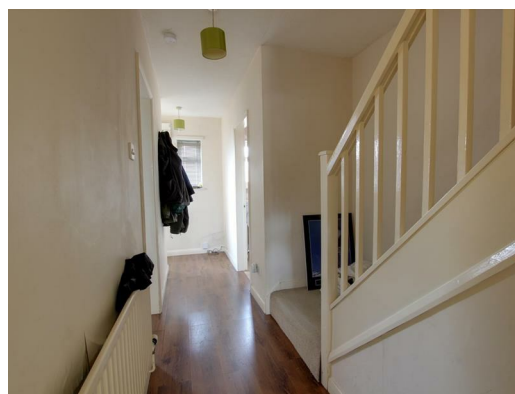
Monday to Friday 9.00 a.m to 5.30 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

Making an offer

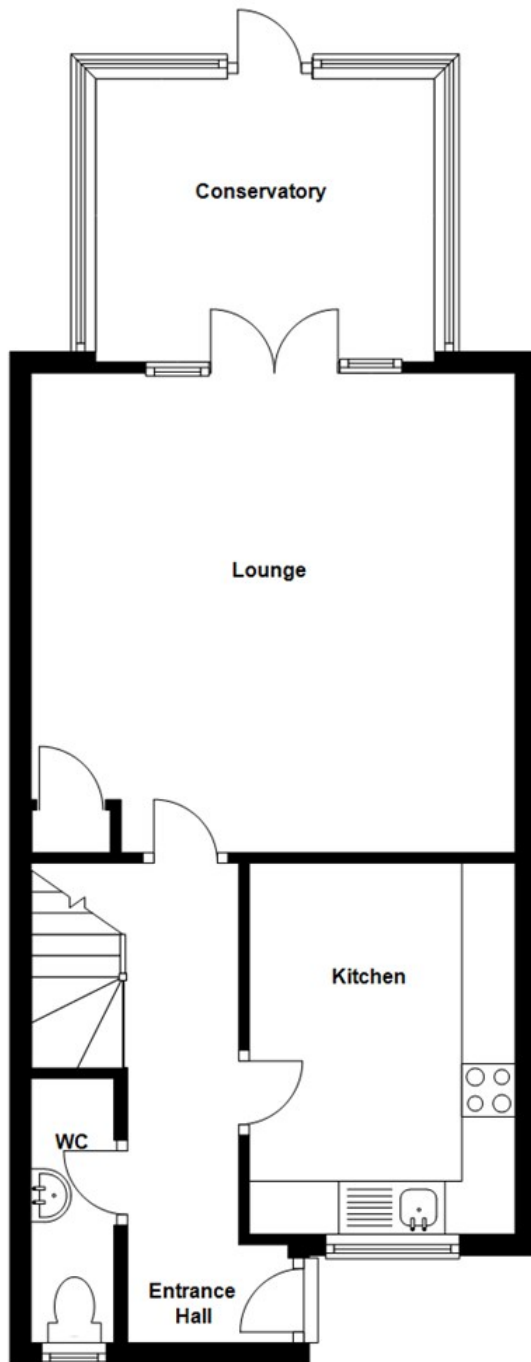
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

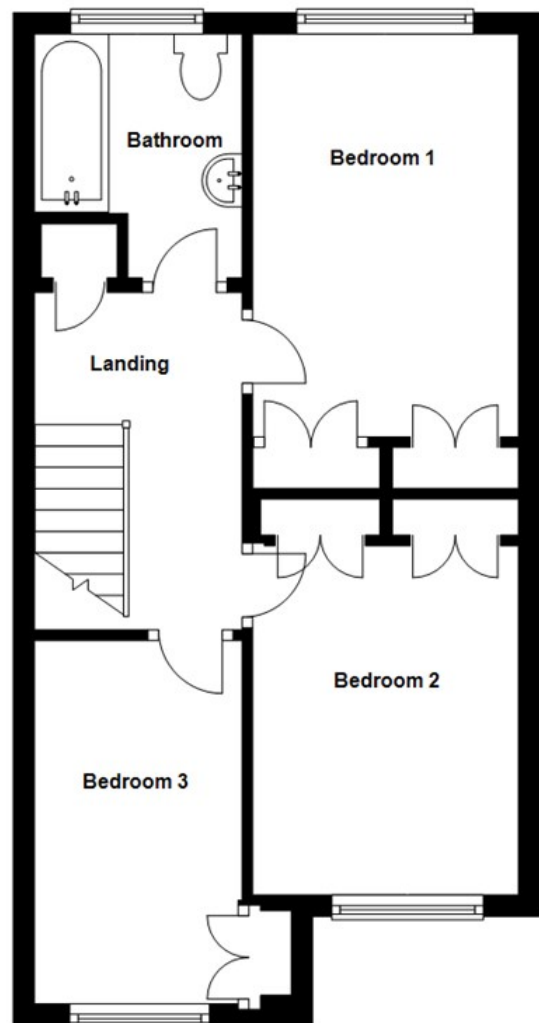
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Ground Floor



First Floor



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 74 is located just past the row of shops on your left hand side.

