



# CHOICE PROPERTIES

*Estate Agents*

10 Knowle Street,  
Mablethorpe, LN12 2BG

Reduced To £195,000



Choice Properties are delighted to present this most spacious two bedroom semi-detached house, occupying a sought after residential position just moments away from the golden sandy beaches and local amenities Mablethorpe has to offer. This impressive property benefits from generously proportioned rooms throughout, an enclosed rear garden and block paved driveway to the front. Early viewing is advised.

This light and bright internal accommodation comprises:

### **Entrance Hall**

7'7" x 12'0"

Composite entrance door. Tiled flooring. Stairs to the first floor landing. Wall mounted 'Honeywell' thermostat controls.

### **Reception Room**

13'9" x 12'11"

Light and airy reception room with dual aspect windows. Log burning stove set in brick feature surround. TV aerial point.

### **Dining Room**

11'10" x 12'11"

Ample space for dining table and chairs. Fireplace set in brick feature surround.

### **Kitchen**

12'7" x 6'3"

Fitted with a stylish kitchen comprising wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap over, integral four ring induction hob and integral oven. Cupboard housing the wall mounted gas 'Baxi' boiler.

### **Rear Porch**

4'2" x 4'2"

Door to the garden. Tiled flooring.

### **Landing**

7'7" x 7'6"

Doors to:

### **Bedroom 1**

11'9" x 12'11"

Spacious double bedroom. Dual aspect windows.

### **Bedroom 2**

11'10" x 12'11"

Spacious double bedroom with built in storage cupboard. Telephone point and TV aerial point.

### **Shower Room**

7'7" x 5'1"

Fitted with three piece suite comprising large shower enclosure with mains fed shower over, hand wash basin and wc set into vanity unit. Part tiled walls. Loft access.

### **Garden**

To the rear of the property is an enclosed, low maintenance garden laid to lawn and paved. The attractive garden also features a useful timber shed.

### **Driveway**

The property is fronted by a block paved driveway providing off road parking.

### **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.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 472016.

## **Opening Hours**

Monday to Friday 9.00 a.m to 5.00 p.m.

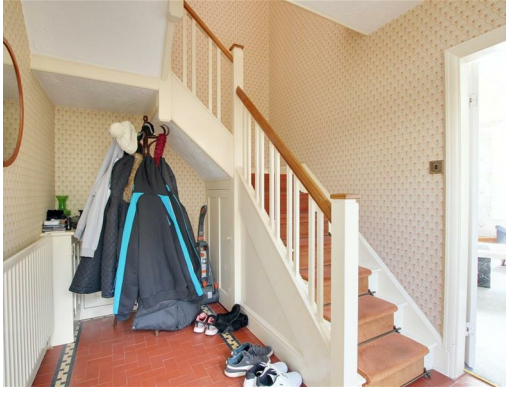
Saturday 9.00 a.m. to 3.00 p.m.

## **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.

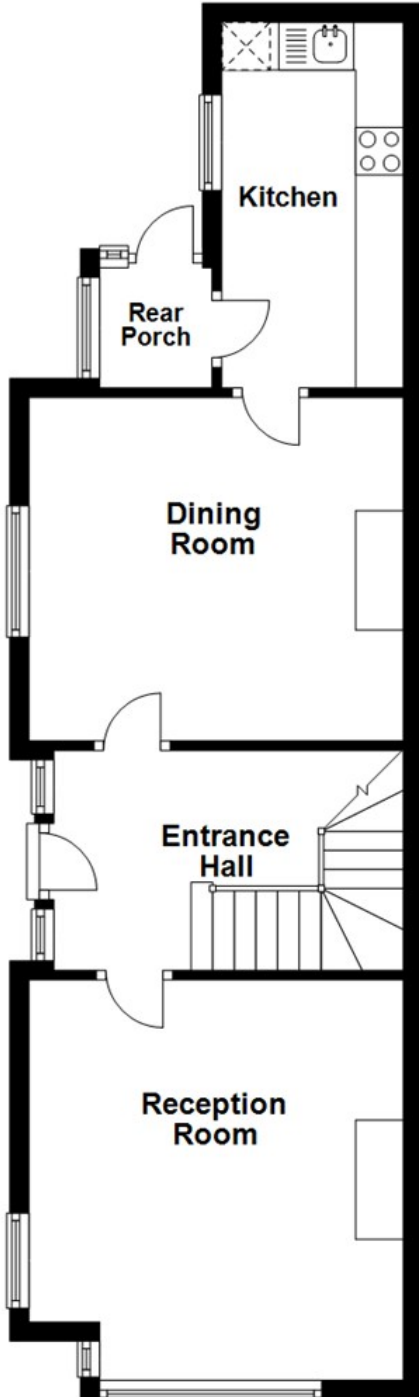
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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. 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.

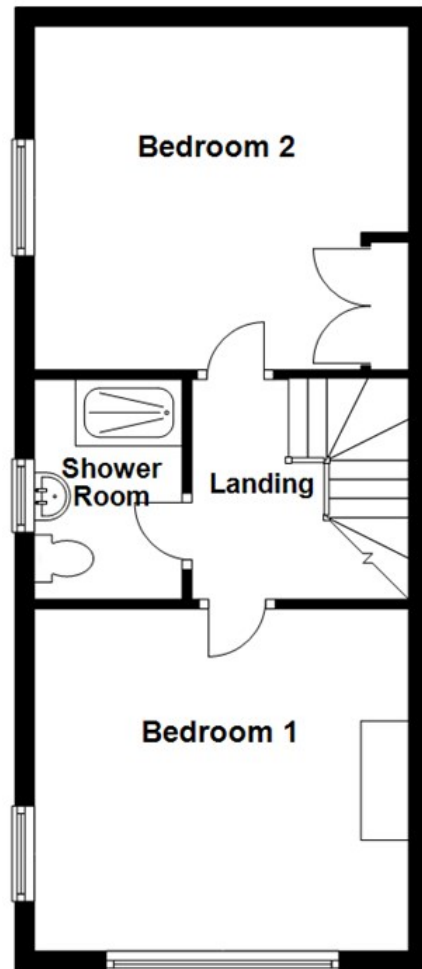




### Ground Floor



### First Floor



# Directions

From our office head South along Victoria Road and take your first right on to Knowle Street. Number 10 can be found on your right hand side.

