



# CHOICE PROPERTIES

*Estate Agents*

70 George Street,  
Mablethorpe, LN12 2BD

Reduced To £180,000



Choice Properties are delighted to bring to the market this most spacious three bedroom semi detached bungalow, located in a convenient spot, just moments from the golden sandy beaches of Mablethorpe and a short walk from the local amenities. Offering three double bedrooms and a flexible layout, this stylish bungalow is not one to be missed; early viewing is advised.

Benefiting from new double glazing throughout, the generously proportioned accommodation comprises:

### **Entrance Hall**

6'7" x 6'0"

uPVC front door leading in to the entrance hall, with triple aspect windows and doors leading to:

### **Reception Room**

11'11" x 11'9"

Light and airy reception room fitted with a TV aerial and providing space for a dining table.

### **Kitchen**

8'10" x 9'0"

Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring gas hob with extractor hood over, integral electric oven, space for a freestanding fridge/freezer, plumbing for a washing machine, tiling to the floor and tiled splashbacks and access to the loft. The kitchen also houses the wall mounted 'Valliant' combination boiler; which supplies both the central heating and the hot water system. Opening to:

### **Inner Hallway**

4'11" x 3'0"

With tiled flooring. Doors to:

### **Bathroom**

4'11" x 5'8"

Fitted with a modern three piece suite, comprising a panelled bath tub with mixer tap and shower attachment, hand wash basin with mixer tap set into vanity, WC with dual flush button, tiled walls and flooring, extractor fan and a heated towel rail.

### **Bedroom 1**

11'10" x 11'9"

Spacious double bedroom with an angled bay window to front aspect and fitted with both a TV aerial and telephone point.

### **Bedroom 2**

14'4" x 9'0"

Spacious double bedroom fitted with a TV aerial and two double wardrobes; both with double opening doors. Rear opening uPVC door into the rear garden.

### **Bedroom 3**

9'11" x 8'10"

Double bedroom fitted with a TV aerial.

### **Driveway**

Providing off street parking.

### **Garden**

The property is fronted by low level timber fencing enclosing, the driveway provides ample parking space. To the rear of the property you will find a privately enclosed garden which is paved for ease of maintenance, with timber fencing to the boundaries and additionally features two useful timber sheds.

### **Tenure**

Freehold.

## **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.

## **Council tax band**

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

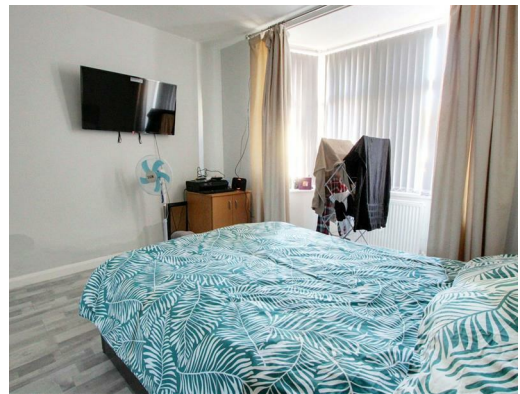
LN9 6PH

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.

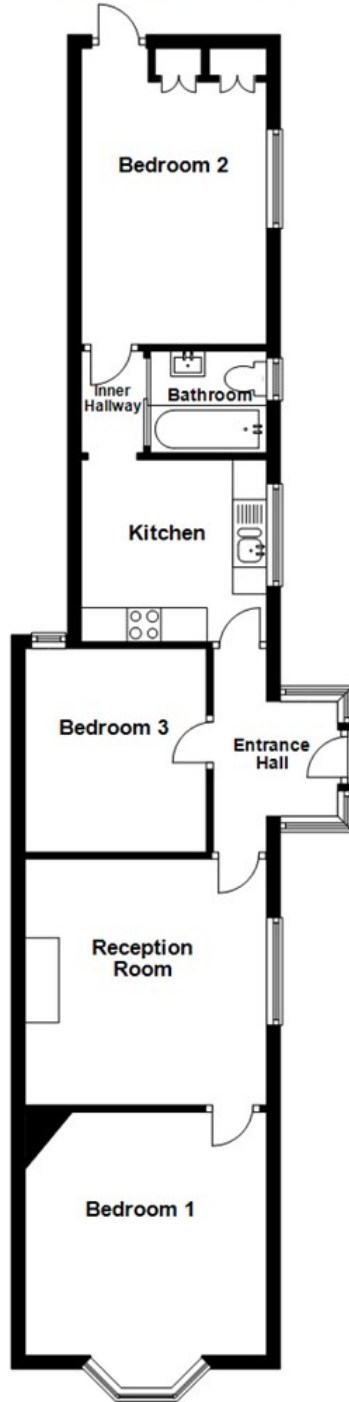
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.





### Ground Floor

Approx. 63.5 sq. metres (683.2 sq. feet)



Total area: approx. 63.5 sq. metres (683.2 sq. feet)

# Directions

From our Mablethorpe office head North along Victoria Road, at the traffic lights turn left onto High Street and then your first left onto George Street. Number 70 can be found halfway along this road on your right hand side.

