



# CHOICE PROPERTIES

*Estate Agents*

46 George Street,  
Mablethorpe, LN12 2BJ

Reduced To £215,000



Choice Properties are delighted to bring to the market this remarkably spacious three bedroom semi detached house with a sizeable driveway, a large outbuilding/workshop and an attractive garden. This fantastic property is located moments from the town centre and beach and early viewing is recommended.

With the added benefit of gas central heating and uPVC double glazing, this impressive internal accommodation comprises:

### **Entrance Porch**

uPVC front entrance door.

### **Entrance Hall**

Wall mounted consumer unit. Staircase to the first floor landing.

### **Reception Room**

Light and airy reception room. Bay window to the front aspect. TV aerial point.

### **Dining Room/Sitting Room**

Sliding door to the conservatory. TV aerial point. Electric fireplace. Under stairs cupboard.

### **Kitchen**

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap over, cooker point, space for freestanding fridge/freezer. Part tiled walls.

### **Utility**

Fitted with base units with work surfaces over, plumbing for a washing machine. Part tiled walls.

### **WC**

Wall mounted 'Worcester' boiler. WC.

### **Conservatory**

Double opening 'French' style patio doors leading to the garden.

### **Landing**

Loft access. Doors to:

### **Bedroom 1**

Spacious double bedroom. TV point.

### **Bedroom 2**

Double bedroom. TV point.

### **Bedroom 3**

Double bedroom. TV point.

### **Shower Room**

Fitted with a three piece suite comprising shower enclosure with mains fed shower over, hand wash basin with separate hot and cold taps over, dual flush wc. Part tiled walls.

### **Driveway**

Providing off road parking.

### **Garden**

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid mostly to lawn and features a paved patio area and further benefits from a large timber shed.

### **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 B.

## **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.

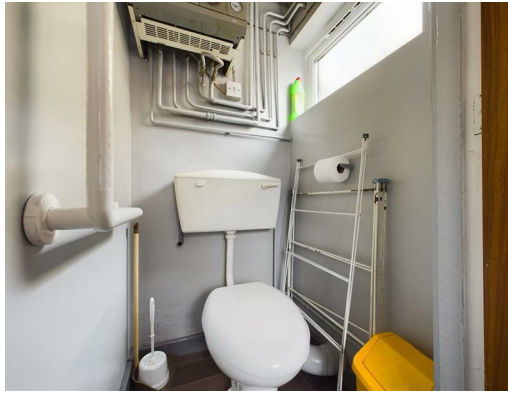
## **Making an offer**

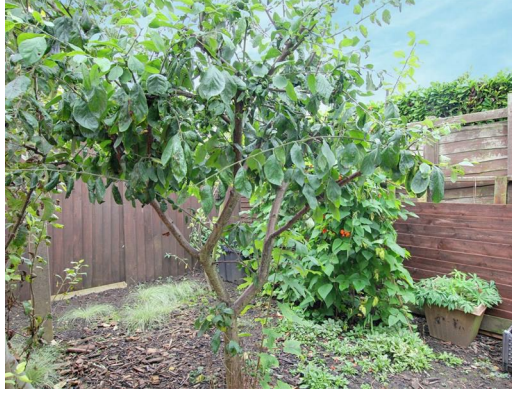
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

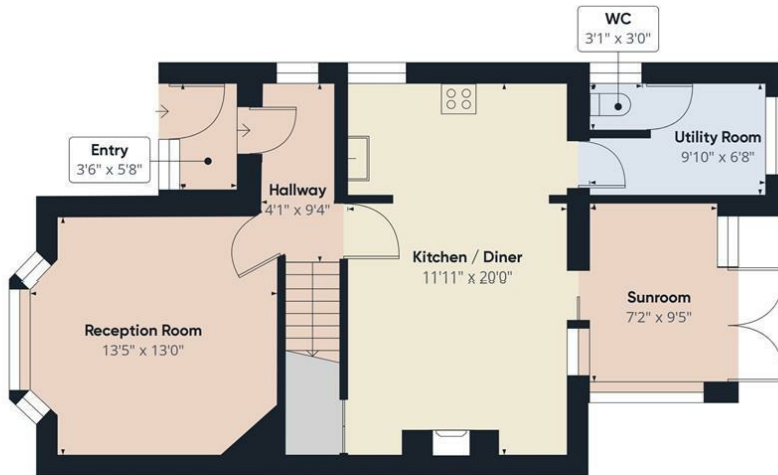
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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. 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.









Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1073.16 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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# Directions

From our Mablethorpe office head North to the traffic lights then turn left onto the High Street. Turn left again into George Street and number 46 can be found on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(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	

